

CITY OF RENTON, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, CORRECTING CHAPTER PLANNING COMMISSION, CHAPTER 2-14 ENVIRONMENTAL REVIEW COMMITTEE, CHAPTER 2-16 LODGING TAX ADVISORY COMMITTEE, CHAPTER 2-17 AIRPORT ADVISORY COMMITTEE, CHAPTER 3-3 ECONOMIC DEVELOPMENT, NEIGHBORHOODS AND STRATEGIC PLANNING DEPARTMENT, CHAPTER 3-7 PLANNING/BUILDING/PUBLIC WORKS DEPARTMENT, CHAPTER 4-1 ADMINISTRATION AND ENFORCEMENT, CHAPTER 4-2 ZONING DISTRICTS- USES AND STANDARDS, CHAPTER 4-3 ENVIRONMENTAL REGULATIONS AND OVERLAY DISTRICTS, CHAPTER 4-4 CITY-WIDE PROPERTY DEVELOPMENT STANDARDS, CHAPTER 4-5 BUILDING AND FIRE PREVENTION STANDARDS, CHAPTER 4-6 STREET AND UTILITY STANDARDS, CHAPTER 4-7 SUBDIVISION REGULATIONS, CHAPTER 4-8 PERMITS- GENERAL AND APPEALS, 4-9 PERMITS- SPECIFIC, CHAPTER 4-11 DEFINITIONS, CHAPTER 5-3 SALARIES, CHAPTER 5-12 ADULT ENTERTAINMENT STANDARDS, CHAPTER 5-19 TELECOMMUNICATION LICENSES AND FRANCHISES, CHAPTER 8-7 NOISE LEVEL REGULATIONS, CHAPTER 9-2 EXCESS RIGHT-OF-WAY USE, CHAPTER 9-5 LATECOMER'S AGREEMENTS, CHAPTER 9-8 SIDEWALK CONSTRUCTION, CHAPTER 9-9 STREET CLOSURE, CHAPTER 9-10 STREET EXCAVATIONS, CHAPTER 9-11 STREET GRID SYSTEM, CHAPTER 9-14 VACATIONS, CHAPTER 9-15 WEEDS AND NOXIOUS MATTER, CHAPTER 9-16 SPECIAL ASSESSMENT DISTRICTS, CHAPTER 10-8 ONE-WAY STREETS AND ALLEYS, CHAPTER 10-10 PARKING REGULATIONS, AND CHAPTER 10-13 COMMUTE TRIP REDUCTION OF ORDINANCE NO. 4260 ENTITLED "CODE OF GENERAL ORDINANCES OF THE CITY OF RENTON, WASHINGTON" TO COMPLETE A SECOND SET OF HOUSEKEEPING AMENDMENTS TO TITLE IV AMENDMENTS MADE DURING DOCKET REVIEW AND TO CORRECT REFERENCES TO THE FORMER ECONOMIC DEVELOPMENT, NEIGHBORHOODS, AND STRATEGIC PLANNING DEPARTMENT AND THE FORMER PLANNING/BUILDING/PUBLIC WORKS DEPARTMENT.

THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO
ORDAIN AS FOLLOWS:

WHEREAS, the City of Renton, pursuant to the Washington State Growth Management Act, has been required to undertake docketed review of zoning text amendments pursuant to RCW 36.70A.470; and

WHEREAS, The City conducted review of housekeeping amendments and developed a work program to implement needed updates of development regulations; and

WHEREAS, the City Council has duly determined after consideration of testimony and evidence before it that specific regulations require housekeeping amendments that improve the clarity and consistency of the development standards; and

WHEREAS, The City Council finds that revisions are needed to the Title IV Development Standards to correct errors of a housekeeping nature;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION I. Section 2-10-7 Expenditures Budget of Chapter 10 Planning Commission of Title II Commissions and Boards of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The expenditures of the Planning Commission shall be limited to those authorized by the Community and Economic Development Administrator as appropriated in the Planning Division’s annual budget. The services and facilities of the City’s Planning Division shall be utilized by the Commission in performing its duties.

SECTION II. Section 2-14-3 Members of Chapter 14 Environmental Review Committee of Title II Commissions and Boards of Ordinance No. 4260 entitled

“Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The ERC shall consist of four (4) members, composed of the Fire Chief, the Administrator of the Public Works Department, the Administrator of the Department of Community and Economic Development, and the Administrator of the Community Services Department, or the designee of such members.

SECTION III.

Section 2-16-3 Membership of Chapter 16 Lodging

Tax Advisory Committee of Title II Commissions and Boards of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Lodging Tax Advisory Committee shall have five members and shall consist of two members who are representatives of a business required to collect taxes under Chapter 67.28 RCW, and two members who are persons involved in activities authorized to be funded by revenue received under that chapter. One such member shall be the president of the Greater Renton Chamber of Commerce, and another member shall be the City of Renton’s Communications Director. Persons eligible to be appointed as representatives of a business collecting tax may not be appointed as a person involved in activities authorized to be funded by the revenue from the tax. The fifth member of the Committee shall be an elected official of the City.

SECTION IV.

Section 2-17-2 Membership of Chapter 17 Airport

Advisory Committee of Title II Commissions and Boards of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Airport Advisory Committee shall have 17 voting members and four non-voting members. The Airport Advisory Committee shall have the following representation:

ORGANIZATION	NUMBER OF MEMBERS
VOTING MEMBERS	
Neighborhood Representatives:	
Kennydale	1 member
The Highlands	1 member
Talbot Hill	1 member
North Renton	1 member
South Renton	1 member
West Hill	1 member
Renton Hill	1 member
Mercer Island	1 member
Airport Representatives:	
Airport Leaseholders	2 members
Airport-at-Large	2 members
Washington Pilot's Association	1 member
The Boeing Company	1 member
Aircraft Owners' and Pilots' Association	1 member
City Council Transportation Committee:	1 member
Administrator, Public Works:	1 member

NON-VOTING MEMBERS	
Renton Municipal Airport Manager:	1 non-voting member
City Department Representatives:	As-needed, non-voting
WSDOT Aviation Division Representative:	1 non-voting member
Federal Aviation Administration Representative	1 non-voting member

The Airport Advisory Committee voting and non-voting members shall be appointed by the Mayor and confirmed by a majority of the members of the City Council. In the event the Mayor does not make an initial appointment of an Airport Advisory Committee member within 45 days of a vacancy in the Airport Advisory Committee, the City Council President may make the appointment subject to confirmation by a majority of the members of the City Council.

SECTION V. Section 2-17-6C Term of Chapter 17 Airport Advisory Committee of Title II Commissions and Boards of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

C. The City Council member and the Public Works member shall not have staggered terms.

SECTION VI. Section 2-17-6D Term of Chapter 17 Airport Advisory Committee of Title II Commissions and Boards of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

D. Staggered terms for the neighborhood and aviation representatives have been established. The City Council member shall be selected by the Council. The Public Works members shall be selected by the Department Administrator having responsibility for the Renton Airport.

SECTION VII. Chapter 3 Economic Development, Neighborhoods and Strategic Planning Department of Title III Departments and Officers of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

**DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT**

SECTION:

3-3-1: Establishment of Department

3-3-2: Appointment of Administrator

3-3-3: Duties of Administrator

3-3-4: Qualifications of Administrator

3-3-1: ESTABLISHMENT OF DEPARTMENT:

There is hereby created and established the Department of Community and Economic Development (CED).

3-3-2: APPOINTMENT OF ADMINISTRATOR:

The Community and Economic Development Administrator shall be appointed by the Mayor, subject to confirmation by a majority of the City Council.

3-3-3: DUTIES OF ADMINISTRATOR:

The duties of the Administrator shall be to plan, organize, coordinate and direct the City’s economic development, planning, and development services functions; oversee work plans and provide relevant information to

the Mayor and City Council; and supervise and evaluate the performance of assigned personnel. The Administrator shall also be responsible to plan, organize, coordinate, and direct the activities, services, operations, budgets and policy formulation of the local, state and federal legislative lobbying activities of the City.

The Administrator shall be responsible to plan, organize, coordinate, and direct the activities, services, operations, budgets and policy formulation of City economic development services, including business recruitment and retention.

3-34: QUALIFICATIONS OF ADMINISTRATOR:

The Community and Economic Development Administrator must possess those qualifications deemed necessary for this job by the Mayor, indicated on the City's Community and Economic Development Administrator job classification.

SECTION VIII.

Chapter 7 Planning/Building/Public Works

Department of Title III Departments and Officers of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

PUBLIC WORKS DEPARTMENT

SECTION:

3-7-1: Establishment of Department

3-7-2: Appointment of Administrator

3-7-3: Duties of Administrator

3-7-4: Qualifications of Administrator

3-7-5: Divisions

3-7-1: ESTABLISHMENT OF DEPARTMENT:

There is hereby created and established a Department of Public Works which shall be under the supervision of the Public Works Department Administrator.

3-7-2: APPOINTMENT OF ADMINISTRATOR:

The Public Works Administrator shall be appointed by the Mayor, subject to confirmation by a majority of the City Council.

3-7-3: DUTIES OF ADMINISTRATOR:

The duties of the Administrator shall be to plan, organize, coordinate, direct and supervise all Public Works Department functions and divisions; oversee work plans and provide relevant information to the Mayor and City Council; and supervise and evaluate the performance of assigned personnel.

3-7-4: QUALIFICATIONS OF ADMINISTRATOR:

The Public Works Administrator must possess those qualifications deemed necessary for this job by the Mayor, indicated on the City's Public Works Administrator job classification.

3-7-5: DIVISIONS:

A. Transportation Systems Division: The Transportation Systems Division, under the supervision of the Deputy Public Works Administrator-Transportation, shall plan, design, construct, operate, and maintain a transportation system that provides safe and efficient movement of people and goods, enhances environmental quality, and is compatible with local

and regional mobility goals and development objectives. Management of the Renton Municipal Airport is also included in this division.

B. Utility Systems Division: The Utility Systems Division, including water, sewer, surface water, solid waste and technical services, under the supervision of the Utility Systems Director, shall ensure water, wastewater, surface water, and solid waste systems are characterized by quality planning, engineering, operations, financial integrity, and customer services. This Division also maintains property information and other records, manages automated mapping and geographic information systems and data analysis, and maintains survey documentation.

C. Maintenance Services Division: The Maintenance Services Division, including street maintenance, water maintenance, wastewater maintenance and vehicle fleet maintenance, shall operation and maintain the City's infrastructure including streets, sidewalks, bridges, equipment, rolling stock, water, wastewater, and surface water utility systems, and the solid waste utility litter control program.

SECTION IX.

Section 4-1-080A Administrative Interpretation of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

1. General: The Community and Economic Development Administrator, or designee, is hereby authorized to make interpretations regarding the implementation of unclear or contradictory regulations contained in this

Title. Any interpretation of the Renton Title IV Development Regulations shall be made in accordance with the intent or purpose statement of the specific regulation and the Comprehensive Plan. Life, safety and public health regulations are assumed to prevail over other regulations.

2. Zoning Conflicts: In the event that there is a conflict between either the development standards or special development standards listed in chapter 4-2 RMC, Zoning districts: Uses and Standards, and the standards and regulations contained in another Section, the Community and Economic Development Administrator, or designee, shall determine which requirement shall prevail in accordance with the intent or purpose statement of the specific regulation and the Comprehensive Plan. Life safety and public health regulations are assumed to prevail over other regulation.

SECTION X. Section 4-1-110D2 Authority to Revoke or Modify A Permit or Land Use Approval of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

2. The Community and Economic Development Administrator may, for cause, revoke or modify any permit or other land use approval issued by the Administrator, or a designee.

SECTION XI. Subsection 4-1-140O2 Re-inspection Fees of Section O Miscellaneous Fees of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

2. Re-Inspection Fees: Re-inspection fees are assessed under the provisions of Section 305.8 of the International Building Code. Re-

inspection fees shall be forty seven dollars (\$47.00) per hour or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

SECTION XII. Subsection 4-1-160H.8.a of Section H The Impact Fee Account, Uses of Impact Fees, and Refunds of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- a. The developer does not proceed to finalize the development activity as required by statute or City Code or the International Building Code, and

SECTION XIII. Section 4-1-170A Land Use Review Fees of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to replace the application type “Variance- Planning/Building/Public Works Administrator” with “Variance- Community and Economic Development Administrator.”

SECTION XIV. Subsection 4-1-180C.1.c.ii Relief Due to Two (2) Similar Facilities of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Public Works Administrator will consider relieving a parcel of a latecomer's or special assessment district fee/assessment if the property has a benefit from either (but not both) of two (w) similar facilities. The Public Works Administrator will make the decision based on engineering and policy decisions as to which facility(ies) benefit and/or are utilized by the parcel. The assessment due would be that associated with the utilized facility. If there are no sound engineering or policy reasons that indicate one facility over the other, the City shall give the applicant the choice of facilities to utilize.

SECTION XV. Subsection 4-1-180C.1.c.iv Reallocation of Assessment Due to Subdivision of Property of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Public Works Administrator will consider reallocation of the latecomer's assessment or the special assessment if a property is subdivided for any purpose other than single family use. Reallocation may be granted based upon front footage, area, or other equitable means. Consideration may be give to adjusting the assessment between the new parcels, based upon value of benefit from the improvements, such that two (2) similar parcels may pay different amounts because one receives more benefit.

SECTION XVI. Subsection 4-1-180C.3.b.ix Interpretation of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Administrator of Public Works shall make the final decision on interpretation of the partial payment of system development charges.

SECTION XVII. Section 4-1-200 Extra Fees of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Whenever any application is to be handled under the terms of any portion of the City's land use codes, adopted codes, or the International Building Code, and that application is so large, complicated or technically complex that it cannot be handled with existing City staff, then an additional fee can be charged which is equivalent to the extra costs incurred by the City of Renton to pay:

- A. Overtime costs,
- B. The pro rata costs of additional employees necessary to handle the application,
- C. The costs expended to retain the qualified consultants to handle the project, and
- D. Any general administrative costs when directly attributable to the project.

Such fees shall be charged only to the extent incurred beyond that normally incurred for processing an application.

When the application or development plans are modified so as to require additional review by the City beyond the review normally required for like projects, at the discretion of the Development Services Director, an additional fee may be charged at seventy five dollars (\$75.00) per hour.

SECTION XVIII. Subsection 4-1-220B.1 of Subsection B Definitions of Chapter 1 Administration and Enforcement, of Title IV (Development Regulations) of

Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

1. “Administrator” means the Administrator of the Department of Community and Economic Development, or any other City office, department or agency that shall succeed to its functions with respect to this Section, or his or her authorized designee.

SECTION XIX. Section 4-2-020 Purpose and Intent of Zoning Districts of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

A GENERAL:

Reviewing Official approval of projects in the zones is contingent upon the determination that the proposed developments are consistent with the purpose of the zone and the purpose and intent of the land use designations and guiding policies of the Comprehensive Plan.

The Comprehensive Plan Land Use Element policies for each corresponding zone classification, as well as the other Elements of the Comprehensive Plan, shall be used together with the purpose statements for each zone and map designation set forth in the following sections to guide interpretation and application of land use regulations within the zones and designations and any changes to the range of permitted uses within each zone through amendments to the code.

B RESOURCE CONSERVATION ZONE (RC):

The Resource Conservation Zone (RC) is established to provide a very low-density residential zone that endeavors to provide some residential use of lands characterized by extensive critical areas or lands with agricultural uses. It is intended to implement the Low Density Residential Comprehensive Plan designation. This zone promotes uses

that are compatible with the functions and values of designated critical areas and allows for continued production of food and agricultural products. No minimum density is required.

The Resource Conservation Zone is also intended to provide separation between areas of more intense urban uses; encourage or preserve very low-density residential uses; reduce the intensity of uses in accordance with the extent of environmentally sensitive areas such as floodplains, wetlands and streams, aquifers, wildlife habitat, steep slopes, and other geologically hazardous areas; allow for small-scale farming to commence or continue; and provide viable uses within urban separators.

C RESIDENTIAL-1 DU/ACRE (R-1):

The Residential-1 Dwelling Unit Per Net Acre Zone (R-1) is established to provide and protect suitable environments for residential development of lands characterized by pervasive critical areas where limited residential development will not compromise critical areas. It is intended to implement the Low Density Residential Comprehensive Plan designation. The zone provides for suburban estate single family and clustered single family residential dwellings, at a maximum density of one dwelling unit per net acre and allows for small scale farming associated with residential use. It is further intended to protect critical areas, provide separation between neighboring jurisdictions through designation of urban separators as adopted by the Countywide Policies, and prohibit the development of incompatible uses that may be detrimental to the residential or natural environment. No minimum density is required.

D RESIDENTIAL-4 DU/ACRE (R-4):

The Residential-4 Dwelling Units Per Net Acre Zone (R-4) is established to promote urban single family residential neighborhoods serviceable by urban utilities and containing amenity open spaces. It is intended to implement the Residential Low Density Comprehensive

Plan designation. The Residential-4 Dwelling Units Per Net Acre Zone (R-4) will allow a maximum density of four (4) dwelling units per net acre. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone. Larger lot subdivisions are preferred; however, "small lot clusters" are allowed on sites where open space amenities are created. Resulting development is intended to be superior in design and siting than that which would normally otherwise occur. Small lot clusters may also meet objectives such as the provision of efficient sewer services.

E RESIDENTIAL-8 DU/ACRE (R-8):

The Residential-8 Dwelling Units Per Net Acre Zone (R-8) is established for single family residential dwellings allowing a range of four (4) to eight (8) dwelling units per net acre. It is intended to implement the Single Family Land Use Comprehensive Plan designation. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community.

F RESIDENTIAL MANUFACTURED HOME PARK ZONE (RMH):

The Residential Manufactured Home Park Zone (RMH) is established to promote development that is single family in character and developed to offer a choice in land tenancy. Standards provide for safe and high-quality manufactured home neighborhoods. It is intended to implement the Low Density, Single Family and Medium Density Land Use Comprehensive Plan designation. The RMH Zone is intended to protect established manufactured home parks and to expand the variety of affordable housing types available within the City.

G RESIDENTIAL-10 DU/ACRE (R-10):

The Residential-10 Dwelling Units Per Net Acre Zone (R-10) is established for medium-density residential development that will provide a mix of residential styles including detached dwellings or semi-attached dwellings on small lots, attached townhouses, and small-scale attached flats. Development promoted in the zone is intended to increase opportunities for detached and semi-attached single family dwellings as a percent of the housing stock, as well as allow some small-scale attached housing choices and to create high-quality infill development that increases density while maintaining the single family character of the existing neighborhood. Allowable base densities range from four (4) to ten (10) dwelling units per net acre. The zone serves as a transition to higher density multi-family zones.

H RESIDENTIAL-14 DU/ACRE (R-14):

The purpose of the Residential-14 Dwelling Units Per Net Acre Zone (R-14) is to encourage development, and redevelopment, of residential neighborhoods that provide a mix of detached, semi-attached, and attached dwelling structures organized and designed to combine characteristics of both typical detached single family and small-scale multi-family developments. Densities range from ten (10) to fourteen (14) units per net acre with opportunities for bonuses up to eighteen (18) dwelling units per net acre. Structure size is intended to be limited in terms of bulk and scale so that the various unit types allowed in the zone are compatible with one another and can be integrated together into a quality neighborhood. Project features are encouraged, such as yards for private use, common open spaces, and landscaped areas that enhance a neighborhood and foster a sense of community. Civic and limited commercial uses may be allowed when they support the purpose of the designation.

I RESIDENTIAL MULTI-FAMILY (RM):

1. Purpose: The RM Zone provides suitable environments for multi-family dwellings. It is further intended to conditionally allow uses that are compatible with and support a multi-family environment.

2. Classifications: The density allowed under this zone will be identified by the suffix that is applied. This zone will normally be applied with one of three (3) suffixes:

a. "F" (Multi-Family): The RM-F suffix allows for the development of both infill parcels in existing multi-family districts with compatible projects and other multi-family development. Density ranges from ten (10) to twenty (20) du/acre.

b. "T" (Traditional): The RM-T suffix occurs in areas where compact, traditional residential neighborhood development already exists, or in Comprehensive Plan designations where traditional residential neighborhoods are planned in the future. Density ranges from fourteen (14) to thirty five (35) du/acre.

c. "U" (Urban Center): The RM-U suffix provides for high-density, urban-scale, multi-family choices. Development standards promote a pedestrian-scale environment and amenities. Density ranges from twenty five (25) to seventy five (75) du/acre.

J COMMERCIAL NEIGHBORHOOD ZONE (CN):

The purpose of the Commercial Neighborhood Zone (CN) is to provide for small-scale convenience retail/commercial areas offering incidental retail and service needs for the adjacent area. Uses serving a larger area may be appropriate if they also serve the residents of the immediate area and are compatible with the scale and character of the neighborhood. This designation is the smallest and least intensive of the City's commercial zones.

K CENTER VILLAGE ZONE (CV):

1. Purpose: The purpose of the Center Village Zone (CV) is to provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that supports transit-oriented development and pedestrian activity. Use allowances promote commercial and retail development opportunities for residents to shop locally. Uses and standards allow complementary, high-density residential development, and discourage garden-style, multi-family development.

2. Scale and Character: The Center Village Zone (CV) is intended to provide suitable environments for district-scaled retail and commercial development serving more than one neighborhood, but not providing City-wide services.

L COMMERCIAL ARTERIAL ZONE (CA):

The purpose of the Commercial Arterial Zone (CA) is to evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA Zone provides for a wide variety of retail sales and services and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed use buildings. The zone includes the designated Automall District.

M CENTER DOWNTOWN (CD):

The purpose of the Center Downtown Zone (CD) is to provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses.

N COMMERCIAL OFFICE ZONE (CO):

The Commercial Office Zone (CO) is established to provide areas appropriate for professional, administrative, and business offices and related uses, offering high-quality and amenity work environments. In addition, a mix of limited retail and service uses may be allowed to primarily support other uses within the zone, subject to special conditions. Limited light industrial activities, which can effectively blend in with an office environment, are allowed, as are medical institutions and related uses.

O COMMERCIAL/OFFICE/RESIDENTIAL ZONE (COR):

The purpose of the Commercial/Office/Residential Zone (COR) is to provide for a mix of intensive office, hotel, convention center, and residential activity in a high-quality, master-planned development that is integrated with the natural environment. Commercial retail and service uses that are architecturally and functionally integrated are permitted. Also, commercial uses that provide high economic value may be allowed if designed with the scale and intensity envisioned for the COR Zone. The scale and location of these sites will typically denote a gateway into the City and should be designed accordingly.

P LIGHT INDUSTRIAL ZONE (IL):

The purpose of the Light Industrial Zone (IL) is to provide areas for low-intensity manufacturing, industrial services, distribution, storage, and technical schools. Uses allowed in this zone are generally contained within buildings. Material and/or equipment used in production are not stored outside. Activities in this zone do not generate external emissions such as smoke, odor, noise, vibrations, or other nuisances outside the building. Compatible uses that directly serve the needs of other uses in the zone are also allowed.

Q MEDIUM INDUSTRIAL ZONE (IM):

The purpose of the Medium Industrial Zone (IM) is to provide areas for medium-intensity industrial activities involving manufacturing, processing, assembly and warehousing. Uses in this zone may require some outdoor storage and may create some external emissions of noise, odor, glare, vibration, etc., but these are largely contained on-site. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed.

R HEAVY INDUSTRIAL ZONE (IH):

The purpose of the Heavy Industrial Zone (IH) is to provide areas for high-intensity industrial activities involving heavy fabrication, processing of raw materials, bulk handling and storage, construction, and heavy transportation. Uses in this zone may require large outdoor areas in which to conduct operations. Environmental impacts may be produced that affect off-site areas requiring isolation of the industrial activity from more sensitive land uses. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed.

S URBAN CENTER – NORTH ZONES (UC-N1 AND UC-N2):

1. Purpose: The Urban Center – North Zones are established to provide an area for pedestrian-scale mixed-use development that supports the residential and employment goals of Renton's Urban Center – North. The UC-N1 and UC-N2 Zones are intended to attract a wide range of office, technology, commercial, and residential uses. The overall mix and intensity of uses within both zones will develop over time. Consequently, decisions made in early phases of redevelopment will need to take into consideration the potential for further infill and intensification of uses. The overall mix and intensity of uses is intended to create an urban rather than suburban character. The form of development is expected to use urban development standards and therefore, setbacks, heights, landscaping, parking, and design standards

are to be urban in scale and configured in a layout utilizing the street system to create a human-scale, pedestrian-oriented new center. Uses that support urban center development are allowed. Development is expected to include amenities such as gateways, water access, and open space. High-quality development is anticipated, encompassing a mix of residential neighborhoods, shopping, and employment districts and public facilities. The designation is also intended to allow continuation of airplane manufacturing and accessory airplane manufacturing uses, as land area formerly occupied by those uses is transformed to combinations of retail, service, office, residential, and civic uses.

2. Classifications: The Urban Center North is divided into two zones:

a. Urban Center – North 1 (UC-N1): This zone is anticipated to be the first to redevelop from airplane manufacturing and its accessory uses. The district is intended to attract new retail, office, and technology-related uses that co-exist with continued airplane manufacturing in the short run, but provide a standard of development that stimulates further investment and transition of uses in the longer term. Large-scale retail uses are allowed as anchors, which, when combined with smaller pedestrian-oriented development, create a quality regional retail area. Residential uses are allowed in a mixed-use format to support the office/commercial mixed-use center. The UC-N1 Zone establishes a gateway to the overall UC-N designation and provides transition to industrial uses located to the east and low-intensity residential and commercial areas to the south.

b. Urban Center – North 2 (UC-N2): This zone allows continued airplane manufacturing and its accessory functions. Upon redevelopment, the UC-N2 zone is anticipated to become the core of the Urban Center – North. New development in the zone is anticipated to create distinctive urban neighborhoods, mixed use employment centers, and significant public open space and amenities. The UC-N2

Zone is distinguished by redevelopment that will be sensitive to and take advantage of proximity to the urban shorelines along Lake Washington and the Cedar River.

SECTION XX. Section 4-2-030D Conflict Between Zoning Map and Legal Description of Re-Zone Ordinance of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

If any conflict exists between the adopting Zoning Map of the City and the text of any rezone ordinance for any particular parcel of property, the text of the rezone ordinance will govern. Once any conflict is shown to exist, the City Council shall ask the Administration to determine the source of the conflict and to make a recommendation for any future action by the Council. The Council will hold a public hearing to determine if it wishes to take any action to resolve the conflict. Notification of the public hearing will be given to the property owners and parties of record to the rezone.

SECTION XXI. Section 4-2-030F Annual Map Update of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Zoning Map of the City of Renton shall be updated quarterly to reflect changes in the City boundary and any zoning ordinances adopted since the prior quarter. The official Zoning Map shall list the ordinance number and indicate effective date on the face of the map. This shall be presented to the Council for adoption by the Council as the formal and legal zoning classification for the properties within the corporate limits of the City.

SECTION XXII. Section 4-2-060M Storage of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to make clarifications in the regulation of Outdoor Storage as shown in Attachment ‘A’.

SECTION XXIII. Section 4-2-110A Development Standards for Single Family Residential Zoning Designations (Primary and Attached Accessory Structures) of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to eliminate references to the number of building stories in the “Building Standards” subsection, as shown in Attachment ‘B’.

SECTION XXIV. Section 4-2-110B Development Standards for Single Family Residential Zoning Designations (Detached Accessory Structures) of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to eliminate references to the number of building stories in the subsection “Height”, as shown in Attachment ‘C’.

SECTION XXV. Section 4-2-110C Development Standards for Residential Manufactured Home Park Zoning Designation of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby

amended to eliminate references to the number of building stories in the subsection “Building Standards”, as shown in Attachment ‘D’.

SECTION XXVI. Subsection 4-2-120C.18.d of Subsection 18 Allowed Projections Into Setbacks of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- d. Where below-grade structures are permitted to have zero front yard/street setbacks, structural footings may minimally encroach into the public right-of-way, subject to approval of the Community and Economic Development Administrator or designee.

SECTION XXVII. Section 4-2-110E Illustrations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to eliminate references to the number of building stories, as shown in Attachment ‘E’.

SECTION XXVIII. Section 4-2-110F Development Standards for Residential Zoning Designations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to reduce the maximum building coverage standard to 50% for detached or semi-attached units in the R-10 zone, to eliminate references to the number of building stories, to clarify landscaping requirements in the R-10 zone, to clarify side setback requirements in the R-

14 zone, and to correct references to the “Downtown Core” to read “Center Downtown,” as shown in Attachment ‘F’.

SECTION XXIX. Section 4-2-110G Development Standards for Multi-Family Residential Zoning Designations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to eliminate references to the number of building stories in the subsection “Height,” as shown in Attachment ‘G’.

SECTION XXX. Section 4-2-110H.2 Conditions Associated with Development Standards Table for Multi-Family Residential Zoning Designations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

2. If the structure located in the RM-U Zone exceeds forty feet (40’) in height, a fifteen foot (15’) front setback from the property line shall be required of all portions of the structure which exceed forty feet (40’). This requirement may be modified by the Reviewing Official during the site development plan review process to a uniform five foot (5’) front setback for the entire structure; provided, that the structure provides a textured or varied façade (e.g., multiple setbacks, brickwork and/or ornamentation) and consideration of the pedestrian environment (e.g., extra sidewalk width, canopies, enhanced landscaping).

SECTION XXXI. Section 4-2-110H.5 Conditions Associated with Development Standards Table for Multi-Family Residential Zoning Designations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

5. In all districts except the “U” and “T,” an additional ten feet (10’) in height may be obtained through the provision of additional amenities such as pitched roofs, additional recreation facilities, underground parking, and/or additional landscaped open space areas, as determined through the site development plan review process.

SECTION XXXII. Section 4-2-110H.10 Conditions Associated with Development Standards Table for Multi-Family Residential Zoning Designations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

10. See RMC 4-3-100, Urban Design Regulations.

SECTION XXXIII. Section 4-2-110I Illustrations of Chapter 2 Zoning Districts- Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to eliminate references to the number of building stories, as shown in Attachment ‘H’.

SECTION XXXIV. Subsection 4-3-050B.2.b of Subsection 2 Mapping-General of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV

(Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

b. The Public Works Department shall provide an annual docket process to update the maps. As of the effective date of the ordinance codified in this section (April 25, 2005), critical area reports prepared for permit applications shall be incorporated into critical area mapping as part of the annual docket process. As a result of studies prepared through the permit application process, where the City required increased buffers rather than standard buffers, it shall be noted on the map.

SECTION XXXV. Subsection 4-3-050D.1.a Duties of Administrator of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator or designee, shall have the power and authority to enforce the provisions of this Section. For such purposes the Department Administrator shall have the power or a law enforcement officer.

SECTION XXXVI. Subsection 4-3-050I.1.b.i Basic Map and Documentation Identifying Hazards of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The areas of special flood hazard are identified by the Federal Insurance Administration in a scientific and engineering report entitled the Flood Insurance Study for the City of Renton, dated September 29, 1989, and any

subsequent revision, with accompanying flood insurance maps which are hereby adopted by reference and declared to be a part of this section. The flood insurance study is on file at the Public Works Department.

SECTION XXXVII. Subsection 4-3-050J.1.d Seismic Hazards of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- d. Seismic Hazards:
 - i. Low Seismic Hazard (SL): Areas underlain by dense soils or bedrock. These soils generally have site coefficients of types S1 or S2, as defined in the International Building Code.
 - ii. High Seismic Hazard (SH): Areas underlain by soft or loose, saturated soils. These soils generally have site coefficients of types S3 or S4, as defined in the International Building Code.

SECTION XXXVIII. Subsection 4-3-050L.1.c.iv Salmonid Migration Barriers of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

For the purposes of classifying or reclassifying water bodies, features determined by the Administrator to be salmonid migration barriers per definition in RMC 4-11-190 shall be mapped. The Administrator shall prepare and update the map as appropriate and maintain a copy in the Planning Customer Service Area.

SECTION XXXIX. Subsection 4-3-050M.15.c Mitigation Banks of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Mitigation banks are defined as sites which may be used for restoration, creation and/or mitigation of wetland alternatives from a different piece of property than the property to be altered within the same drainage basin. The City of Renton maintains a mitigation bank. A list of City mitigation bank sites is maintained by the Public Works Department. With the approval of the Public Works Department, non-City-controlled mitigation banks may be established and utilized.

SECTION XL. Subsection 4-3-090.L.18.f.ii Sanitary Sewer of Chapter 3 Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The existence or use of outhouses or privies is prohibited. All uses shall hook to the municipal sewer system. There shall be no septic tanks or other on-site sewage disposal systems. Storm drainage and pollutant drainage shall not enter the sanitary sewer system. During construction phases, commercial sanitary chemical toilets may be allowed only until proper plumbing facilities are completed. All sanitary sewer pipe sizes and materials shall be approved by the Renton Public Works Department and METRO.

SECTION XLI. Subsection 4-4-030D.2 Design Standards of Chapter 4 City-Wide Property Development Standards, of Title IV (Development

Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

All sidewalks shall be constructed to the City standards and conform to standard specifications for municipal public works constructions, commonly known as APWA Standards.

Street width and standards for construction shall be specified by the Administrator of the Public Works Department. All plans and specifications for such improvements are to be submitted at time such application for a permit is made.

SECTION XLII. Section 4-4-040F Administrative Review of Variation From Height Restrictions of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

A property owner wishing to vary the height restrictions or placement of a fence or hedge on a lot may make written application to the Planning Division for an administrative review of the situation. The Department’s staff shall review the application and prepare a written determination based upon criteria listed in these regulations.

SECTION XLIII. Subsection 4-4-040G.1 Fences Eligible for Administrative Review Process of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Persons wishing to have one of the following types of fences may submit a letter of justification, site plan and typical elevation together with the permit fee to the Department of Community and Economic Development:

- a. Fences exceeding forty eight inches (48”) within front yard or side yards along a street setback but not within a clear vision area.
- b. Electric Fences.

SECTION XLIV. Subsection 4-4-070E.1.c of subsection 1 Trees of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- c. Removal, severe pruning (not meeting tree care standards of the American National Standards Institute), or topping (severing the main stem) of any street tree within the City of Renton is prohibited without authorization from the Planning Division of the Department of Community and Economic Development.

SECTION XLV. Subsection 4-4-080D.1 Authority of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development is hereby authorized and directed to enforce all provisions of this Section. For such purpose, the Community and Economic Development Administrator or designee shall have the authority of a police officer.

SECTION XLVI.

Subsection 4-4-080E.2.f Transportation

Management Plan Exception of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development may modify the maximum distance requirements if a Transportation Management Plan or other acceptable transportation system will adequately provide for the parking needs of the use and the conditions outlined in RMC 4-9-250D2 are met.

SECTION XLVII.

Subsection 4-4-080F.2 Maximum Parking Lot and

Parking Structure Slopes of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Maximum slopes for parking lots shall not exceed eight percent (8%) slope. The Community and Economic Development Administrator or his/her designee may allow a driveway to exceed eight percent (8%) slope but not more than fifteen percent (15%) slope, upon proper application in writing and for good cause shown, which shall include, but not be limited to, the absence of any reasonable alternative.

SECTION XLVIII.

Subsection 4-4-080F.4 Linkages of Chapter 4 City-

Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development shall have the authority to establish, or cause to be established, bicycle, high occupancy vehicle and pedestrian linkages within public and private developments. Enforcement shall be administered through the normal site design review and/or permitting process. Adjustments to the standard parking requirements of subsection F10 of this Section may be made by the Department of Community and Economic Development based on the extent of these services to be provided.

SECTION XLIX. Subsection 4-4-080F.8.e Special Reduced Length for Overhang of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development may permit the parking stall length to be reduced by two feet (2’), providing there is sufficient area to safely allow the overhang of a vehicle and that the area of a vehicle overhang does not intrude into required landscaping areas.

SECTION L. Subsection 4-4-080F.10.c.ii Transportation Management Plans of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

A Transportation Management Plan (TMP) guaranteeing the required reduction in vehicle trips may be substituted in part or in whole for the parking spaces required, subject to the approval of the Department of Community and Economic Development.

The developer may seek the assistance of the Department of Community and Economic Development in formulating a Transportation Management

Plan. The plan must be agreed upon by both the City and the developer through a binding contract with the City of Renton. At a minimum, the Transportation management Plan will designated the number of trips to be reduced on a daily basis, the means by which the plan is to be accomplished, an evaluation procedure, and a contingency plan if the trip reduction goal cannot be met. If the Transportation Management Plan is unsuccessful, the developer is obligated to immediately provide additional measures at the direction of the Department of Community and Economic Development, which may include the requirement to provide full parking as required by City standards.

SECTION LI. Subsection 4-4-080F.10.d Modification of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development may authorize a modification from either the minimum or maximum parking requirements for a specific development should conditions warrant as described in RMC 4-9-250D2. When seeking a modification from the minimum or maximum parking requirements, the developer or building occupant shall provide the Department of Community and Economic Development with written justification for the proposed modification.

SECTION LII. Subsection 4-4-080F.10.e Parking Spaces Required Based on Land Use of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correct references to the

Planning/Building/Public Works Department and the Development Services Division as shown in Attachment 'I'.

SECTION LIII. Subsection 4-4-080I.3.a.iii of subsection a Industrial, Warehouse and Shopping Center Uses of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Community and Economic Development Administrator or designee may grant an exception upon proper application in writing and for good cause shown, which shall include, but not be limited to, the absence of any reasonable alternative.

SECTION LIV. Subsection 4-4-080I.6 Driveway Grades- Maximum Based Upon Land Use of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

- a. Single Family and Two (2) Family Uses:** Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk. To exceed fifteen percent (15%), a variance from the Community and Economic Development Administrator or his/her designee is required.
- b. All Other Uses:** Maximum driveway slope shall not exceed eight percent (8%). The Community and Economic Development Administrator or his/her designee may allow a driveway to exceed eight

percent (8%) slope but not more than fifteen percent (15%) slope, upon proper application in writing and for good cause shown, which shall include, but not be limited to, the absence of any reasonable alternative. To exceed fifteen percent (15%), a variance from the Administrator is required.

SECTION LV. Subsection 4-4-080I.7.b Where Permitted of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Adjoining uses may utilize a joint use driveway where such joint use driveway reduces the total number of driveways entering the street network, subject to the approval of the Department of Community and Economic Development. Joint use driveways must be created upon the common property line of the properties served or through the granting of a permanent access easement when said driveway does not exist upon a common property line. Joint Use access to the driveway shall be assured by easement or other legal form acceptable to the City.

SECTION LVI. Section 4-4-090G Appeals of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Any decisions made in the administrative process described in this Section may be appealed to the Community and Economic Development Administrator or designee within fifteen (15) days and filed, in writing, with the Department of Community and Economic Development. The

Administrator shall give substantial weight to any discretionary decision of the City rendered pursuant to this Section.

SECTION LVII. Subsection 4-4-100B.3 Periodic Inspection of Signs of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

All signs controlled by this section shall be subject to inspection and periodic reinspection by the Community and Economic Development Administrator.

SECTION LVIII. Subsection 4-4-100B.4 Authority of Planning/Building/Public Works Administrator of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

4. Authority of Community and Economic Development Administrator: The Community and Economic Development Administrator is hereby authorized and directed to enforce all the provision of this section. The Administrator may order the removal of any sign that is not maintained in accordance with the provisions of subsection D3 of this section.

SECTION LIX. Subsection 4-4-100B.5.c Awning, Canopy, and Marquee Structures Having No Signage of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code

of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- c. Awning, Canopy, and Marquee Structures Having No Signage:
Awnings and canopies shall meet the applicable provisions of the adopted edition of the International Building Code.

SECTION LX. Subsection 4-4-100H.5.e Awning Sign, Canopy Sign, Marquee Sign Size, Height and Locations Allowed for Permanent Signs for Nonresidential Uses Based Upon Sign Type of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as shown in Attachment J.

SECTION LXI. Subsection 4-4-100K.2 Windloads of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- 2. Wind Loads: Signs and sign structures shall be designed to resist wind forces as specified in the adopted edition of the International Building Code.

SECTION LXII. Subsection 4-4-100K.3 Seismic Loads of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

3. Seismic Loads: Signs and sign structures shall be designed and constructed to resist seismic forces as specified in the adopted edition of the International Building Code.

SECTION LXIII. Subsection 4-4-100K.5 Allowable Stresses of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

5. Allowable Stresses: The design of wood, concrete or steel members shall conform to the requirements of the adopted edition of the International Building Code. Loads, both vertical and horizontal, exerted on the soil shall not produce stresses exceeding those specified in the adopted edition of the International Building Code. The working stresses of wire rope and its fastenings shall not exceed twenty five percent (25%) of the ultimate strength of the rope or fasteners. Working stresses for wind or seismic loads combined with dead-loads may be increased as specified in the adopted edition of the International Building Code.

SECTION LXIV. Subsection 4-4-100K.7 Materials of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

7. Materials: Materials of construction for signs and sign structures shall be of the quality and grade as specified for buildings in the adopted edition of the International Building Code. In all signs and sign structures the materials and details of construction shall, in the absence of specified requirements, conform with the following:

a. Structural steel shall be of such quality as to conform with IBC Standard No. 22-1. Secondary members in contact with or directly supporting the display surface may be formed of light gauge steel, provided such members are designed in accordance with the specifications of the design of light gauge steel as specified in IBC chapter 22 and in addition shall be galvanized. Secondary members, when formed integrally with the display surface, shall be not less than No. 24 gauge in thickness. When not formed integrally with the display surface, the minimum thickness of the secondary members shall be No. 12 gauge. The minimum thickness of hot-rolled steel members furnishing structural support for signs shall be one-fourth inch (1/4"), except that, if galvanized, such members shall be not less than one-eighth inch (1/8") thick. Steel pipes shall be of such quality as to conform with IBC Standard No. 22-1. Steel members may be connected with one galvanized bolt, provided the connection is adequate to transfer the stresses in the members. (Ord. 3719, 4-11-1983)

b. Anchors and supports when of wood and embedded in the soil, or within six inches (6") of the soil, shall be of all heartwood of a durable species or shall be pressure-treated with an approved preservative. Such members shall be marked or branded by an approved agency.

SECTION LXV.

Subsection 4-4-100K.10 Anchorage of Chapter 4

City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

10. Anchorage: Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in either direction, horizontal or vertical, shall not exceed the safe values. Braced ground signs shall be anchored to resist the specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on

the soil and for an effective resistance to pull-out amounting to a force twenty five percent (25%) greater than the required resistance to overturning. Anchors and supports shall penetrate to a depth below ground greater than that of the frost line.

Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to support safely the loads applied. No wooden blocks or plugs or anchors with wood used in connection with screws or nails shall be considered proper anchorage, except in the case of signs attached to wood framing.

No anchor or support of any sign shall be connected to, or supported by, an unbraced parapet wall, unless such wall is designed in accordance with the requirements for parapet walls specified in the adopted edition of the International Building Code.

SECTION LXVI. Subsection 4-4-100L.2 Allowed Projections into Right-of-Way of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

2. Allowed Projections into Right-of-Way: Signs and supporting signs structures may project within the public right-of-way as follows:

a. Wall Signs: The thickness of that portion of a wall sign which projects over public right-of-way shall not exceed twelve inches (12"). (Ord. 3719, 4-11-1983; Ord. 4720, 5-4-1998)

b. Marquees: Marquees and the attached or associated signs may extend over the right-of-way according to the terms of the adopted International Building Code.

c. Additional Allowances within City Center Sign Regulation Boundaries:
In the City Center sign regulation boundaries defined in subsection H2 of this Section, the following signs may project into the public right-of-way:

i. Wall Signs: The thickness of that portion of a wall sign which projects over public right-of-way shall not exceed twelve inches (12").

ii. Projecting Signs: A projecting sign may extend over the public right-of-way no more than four feet (4') from the wall it is mounted on. No sign shall extend into the public right-of-way to within less than two feet (2') of the curbline.

iii. Awnings, Building Canopies and Marquees: Awnings, building canopies, and marquees and the attached or associated signs may extend over the right-of-way according to the terms of the adopted International Building Code.

SECTION LXVII. Subsection 4-4-100N.2 Acceptable Location and Uniform Building Code Requirements of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

2. Acceptable Location and International Building Code Requirements:

a. Signs may be placed on, attached to or constructed in a marquee.

Such signs, over public or private property, shall, for the purpose of determining projection, clearance, height and material, be considered a part of and shall meet the requirements for a marquee as specified in the adopted edition of the International Building Code (IBC). (Ord. 4172, 9-12-1988)

b. Signs may be painted, printed, or affixed upon awnings or canopies. Awnings or canopies shall meet the applicable provisions of the adopted International Building Code.

SECTION LXVIII.

Section 4-4-100S Variances of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Applications for variances from the provisions of this Chapter shall be heard by the Community and Economic Development Administrator or his/her designee as provided in RMC 4-1-050D and consistent with the provisions of RMC 4-9-250B.

SECTION LXIX.

Subsection 4-4-130D.1 Prohibited Activities of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

There shall be no tree removal or land clearing on any site for the sake of preparing that site for future development unless a land development permit, as defined in RMC 4-11-120, for the site has been approved by the City.

SECTION LXX.

Section 4-4-140D Administering and Enforcing of Chapter 4 City-Wide Property Development Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator or designee are responsible for the general administration and coordination of this Section.

SECTION LXXI. Subsection 4-5-050D.4 Appeals Board of Chapter 5 Building and Fire Prevention Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Appeals Board for purposes of Section 112 of the International Building Code shall be the Community and Economic Development Administrator or designee.

SECTION LXXII. Subsection 4-5-050D.40.ii of Section D Amendments to the 2002 National Electrical Code (NEC) of Chapter 5 Building and Fire Prevention Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

(ii) The insulation shall meet Class I specifications as identified in the International Building Code, with a flame spread factor of 25 or less as tested using ASTM E84-81a. Foam insulation may not be used with knob-and-tube wiring;

SECTION LXXIII. Subsection 4-5-055D.3 Appeals Board of Chapter 5 Building and Fire Prevention Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Appeals Board for purposes of Section 112.1 of the International Residential Code shall hereafter be the Community and Economic Development Administrator or designee.

SECTION LXXIX. Section 4-5-090B Appeals Board of Chapter 5 Building and Fire Prevention Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Appeals Board for purposes of Section 109 shall be the Community and Economic Development

SECTION LXXX. Section 4-5-100B Appeals Board of Chapter 5 Building and Fire Prevention Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Appeals Board for purposes of Section 109.1 shall be the Community and Economic Development Administrator or designee.
Administrator or designee.

SECTION LXXXI. Section 4-6-020C Authority of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Administrator of the Department of Public Works will administer the provisions of the Chapter. He/she will designate cross connection specialists and propound all needful rules and regulations to implement these provisions. The Water Utility Section of the Utility Systems Division will be responsible for monitoring and inspecting all existing

cross connection assemblies and for keeping all records generated by the cross connection control program. The Plan Review Section of the Development Services Division of the Department of Community and Economic Development will be responsible for reviewing all new and revised plans for cross connections.

SECTION LXXXII. Section 4-6-030B Administering and Enforcing Authority of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Administrator of the Department of Public Works is designated as the Administrator and is responsible for the general administration and coordination of this Section. All provisions of this Section shall be enforced by the Administrator and/or his designated representatives. For such purposes, the Administrator or his duly authorized representative shall have the power of a police officer.

SECTION LXXXIII. Section 4-6-060B Administering and Enforcing Authority of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Administrator of the Department of Public Works and/or designee are responsible for the general administration and coordination of this Code.

SECTION LXXXIV. Section 4-6-060C Applicability of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260

entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

C APPLICABILITY:

Whenever a permit is applied for under the provisions of the International Building Code for new construction, or application made for a short plat or a full subdivision which is located on a property adjacent to public right-of-way, then the person applying for such building permit shall build and install certain street improvements, including, but not limited to: lighting on all adjacent rights-of-way, and all private street improvements on access easements. The minimum design standards for streets are listed in the following tables. These standards will be used as guidelines for determining specific street improvement requirements for development projects, including short plats and subdivisions.

SECTION LXXXV. Section 4-6-060L Timing for Installation of Improvements of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

No building shall be granted a certificate of final occupancy, or plat or short plat recorded, until all the required street improvements are constructed in a satisfactory manner and approved by the responsible departments unless those improvements remaining unconstructed have been deferred by the Public Works Administrator or his/her designee and security for such unconstructed improvements has been satisfactorily protected.

SECTION LXXXVI. Subsection 4-6-070B.2 Department of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No.

4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Public Works Department.

SECTION LXXXVII. Section 4-6-080B Connection Without
Permission Prohibited of Chapter 6 Street and Utility Standards, of Title IV
(Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances
of the City of Renton, Washington,” is hereby amended to read as follows:

It shall be unlawful for any person to make connections with any
fixtures or connect any pipe with any water main or water pipe
belonging to the water system without first obtaining permission from
the Public Works Administrator.

SECTION LXXXVIII. Subsection 4-6-090E.2.a.ii Special
Requirements for Rezoned Areas of Chapter 6 Street and Utility Standards, of Title IV
(Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances
of the City of Renton, Washington,” is hereby amended to read as follows:

All areas rezoned for commercial or industrial use after the effective
date of this Chapter shall be converted to underground in the same
manner as provided herein for existing facilities within fifteen (15)
years from the effective date of such rezoning, subject to a ten (10)
year extension by the City; provided, that the Public Works
Administrator or his/her designee elects to add such rezoned areas to
those outline on the map as designated in subsection E2a of this
Section.

SECTION LXXXIX. Subsection 4-6-090G.1 Underground Permit Required Prior to Work in Public Easements or Right-of-Way of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

An underground permit shall be acquired by the serving utility from the Public Works Department prior to the proceeding with construction facilities in the public right-of-way, easements for public facilities, and/or public property.

SECTION XC. Subsection 4-6-090G.6 As-Built Plans Required for Underground Projects of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

As-built, project drawings in a form and scale conforming to generally accepted engineering practice shall be submitted in duplicate to the Development Services Division of the Community and Economic Development Department within thirty (30) days of the completion of any underground project within the City.

SECTION XCI. Subsection 4-6-090H.1 Standards Applicable of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

1. Standards Applicable: All conductors, switches, transformers, and regulating devices shall be installed in accordance with the applicable

national, State, and local safety standards. All structural devices shall be designed in accordance with the provisions of the latest edition of the International Building Code, subject to the provisions of the immediately following subsection.

SECTION XCII. Subsection 4-6-090H.6.b Delay of Permit Issuance to Allow Notice to Other Utilities of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Upon application of an underground permit, the Development Services Division of the Community and Economic Development Department shall determine what utilities and franchise holders shall use the proposed trench and the issuance date of the applicable underground permit. If at the time of application for an underground permit it does not appear that all utilities involved in the undergrounding project have made appropriate arrangements for the use of common trenches, the responsible official may delay the issuance of such permit until all utilities involved in such relocation shall have been given the opportunity to be heard upon two (2) weeks’ notice.

SECTION XCIII. Subsection 4-6-090H.6.e Traffic Engineer Responsibility of Chapter 6 Street and Utility Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

e. Development Services Responsibility: When arrangements do not appear to involve all the above mentioned utilities in a joint trench, the Development Services Division of the Community and Economic

Development Department shall notify the utilities and property owner or the owner's agent to provide appropriate arrangements.

SECTION XCIV. Subsection 4-7-050D.6 Improvements of Chapter 7 Subdivision Regulations, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Department will confirm that the required improvements have been installed by the applicant, or deferred by the Community and Economic Development Administrator or designee.

SECTION XCV. Section 4-7-060F Final Recording of Chapter 7 Subdivision Regulations, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The lot line adjustment does not become effective until it is recorded with the King County Department of Records and Elections. After two (2) copies of the signed mylar are made for City records, the mylar shall be sent to the City Clerk's office for recording. It is the responsibility of the City Clerk to record the approved map and new legal descriptions. A copy of the recorded documents shall be provided to the applicant by the Department of Community and Economic Development.

SECTION XCVI. Section 4-7-060O Administrative Guidelines of Chapter 7 Subdivision Regulations, of Title IV (Development Regulations) of Ordinance

No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

There shall be on file with the Department of Community and Economic Development, and made available with each application issued, a set of administrative guidelines for drawing short plat maps, completing the application package and recording the plat.

SECTION XCVII. Section 4-7-150A Relationship to Adjoining Street System of Chapter 7 Subdivision Regulations, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The proposed street system shall extend and create connections between existing streets unless otherwise approved by Public Works Department. Prior to approving a street system that does not extend or connect, the Reviewing Official shall find that such exceptions shall meet the requirements of subsection E3 of this Section. The roadway classifications shall be as defined and designated by the Department.

SECTION XCVIII. Section 4-7-150D Street Alignment of Chapter 7 Subdivision Regulations, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The alignment of all streets shall be reviewed and approved by the Public Works Department. The street standards set by RMC 4-6-060 shall apply unless otherwise approved. Street alignment offsets of less than one hundred twenty five feet (125’) are not desirable, but may be

approved by the Department upon a showing of need but only after provision of all necessary safety measures.

SECTION XCIX. Section 4-7-200A Sanitary Sewers of Chapter 7 Subdivision Regulations, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Unless septic tanks are specifically approved by the Public Works Department and the King County Health Department, sanitary sewers shall be provided by the developer at no cost to the City and designed in accordance with City standards. Side sewer lines shall be installed eight feet (8’) into each lot if sanitary sewer mains are available, or provided with the subdivision development.

SECTION C. Section 4-8-070C Planning/Building/Public Works Administrator or Designee of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

C. PUBLIC WORKS ADMINISTRATOR OR DESIGNEE:

Authority: The Public Works Administrator or designee shall review and act on the following:

1. Appeals of administrative decisions/determinations regarding requests for modification of storm drainage regulations;
2. Interpretation of flood insurance rate map boundaries;
3. Modifications:
 - i. Modifications of storm drainage requirements;
 - ii. Modifications/waivers of sewer code requirements;

4. Sewer modifications, alternates, and appeals pursuant to RMC 4-9-250D and E and 4-8-110D, respectively;

SECTION CI. Section 4-8-070D (Reserved) of Chapter 8 Permits-General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to add the following:

**D. COMMUNITY AND ECONOMIC DEVELOPMENT
ADMINISTRATOR OR DESIGNEE:**

Authority: The Community and Economic Development Administrator or designee shall review and act on the following:

1. Appeals relating to the International Building Code
2. Building and Grading Permits;
3. Conditional approval permits for nonconforming structures;
4. Conditional use permit, administrative;
5. Critical areas regulation alternates and modifications;
6. Critical areas regulation administrative determinations per RMC 4-3-050D4;
7. Lot line adjustments;
8. Modifications:
 - a. Minor modifications to previously approved site plan;
 - b. Modification of geologic hazard regulations for manmade slopes;
 - c. Modifications of the number of required parking stalls and the requirements of the parking, loading and driveway regulations; and
 - d. Modifications to development standards in the Urban Design Regulation Overlay District;
9. Public art exemption certificate;

10. Review of business licenses for home occupations;
11. Revocable permits for the temporary use of public right-of-way;
12. Routine vegetation management permits;
13. Shoreline exemptions;
14. Shoreline permits;
15. Short plats- four (4) or less;
16. Site plan approval, administrative;
17. Master Plan review (individual phases);
18. Temporary emergency wetland permits;
19. Temporary use permits;
20. Variances:
 - a. Administrative pursuant to RMC 4-9-250B1c;
 - b. Variances not associated with a development permit that requires review by the Hearing Examiner, provided the variance authority is not specifically given to another authority elsewhere in this Chapter, and any building permits submitted in conjunction with such variance applications; and
 - c. Variances for chapter 8-7 RMC, Noise Level Regulations; and
21. Waivers
 - a. Waivers of right-of-way dedication for plat;
 - b. On- and off-site improvements (including deferrals); and
 - c. Allowing a commercial or multi-family residential driveway grade of between eight percent (8%) and fifteen percent (15%).

SECTION CII.

Subsection 4-8-070H.4 Appeals of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No.

4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended as follows:

Unless otherwise specified, any decision of the Environmental Review Committee, the Community and Economic Development Administrator or designee, or the Public Works Administrator or designee in the administration of the Title shall be appealable to the Hearing Examiner as an administrative determination pursuant to RMC 4-8-110E, Appeals to Examiner of Administrative Decision and Environmental Determinations.

SECTION CIII. Section 4-8-080G Land Use Permit Procedures of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to replace the phrase “Planning/Building/Public Works” with the phrase “Community and Economic Development” in the legend under the terms “Staff” and “Admin.” and under footnote number 4.

SECTION CIV. Subsection 4-8-110A.1 of Section A Scope and Purpose of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

1. Appeals of administrative decisions to Public Works Administrator or designee.

SECTION CV. Subsection 4-8-110A.1 of Section A Scope and Purpose of Chapter 8 Permits- General and Appeals, of Title IV (Development

Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to add the following:

7. Appeals of administrative decisions to Community and Economic Development Administrator or designee.

SECTION CVI. Section 4-8-110D of Appeals of Administrative Decisions to the Planning/Building/Public Works Department of Chapter 8 Permits-General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

D. APPEALS OF ADMINSTRATIVE DECISIONS TO THE PUBLIC WORKS DEPARTMENT:

Any decisions made in the administrative process related to the City’s storm drainage regulations may be appealed to the Public Works Administrator or his/her designee within fifteen (15) days and filed, in writing, with the Public Works Department. The Administrator shall give substantial weight to any discretionary decision of the City rendered pursuant to this Chapter.

SECTION CVII. Subsection 4-8-110 Appeals of Chapter 8 Permits-General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to add the following:

**J. APPEALS OF ADMINISTRATIVE DECISIONS TO THE
DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT:**

Any decisions made in the administrative process related to the Community and Economic Development Department may be appealed to the Administrator or his/her designee within fifteen (15) days and filed, in writing, with the Department of Community and Economic Development. The Administrator shall give substantial weight to any discretionary decision of the City rendered pursuant to this Chapter.

SECTION CVIII. Note b. of the table 4-8-120B of Section 120 Submittal Requirements- Specific to Application Type of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- b. When required for foundations or retaining walls by the IBC.

SECTION CIX. Section 4-8-120C Land Use Applications of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the submittal requirements for Comprehensive Plan Map Amendments/Rezone, as shown in Attachment ‘K’.

SECTION CX. Section 4-8-120C Land Use Applications of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of

Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the submittal requirements for Comprehensive Plan Map Text Amendments, as shown in Attachment ‘L’.

SECTION CXI.

Subsection 4-8-120D.1 Definitions A of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the definition of “Architectural Plans, Commercial, Industrial, Attached Dwellings with Three (3) or More Units” to read as follows:

Architectural Plans, Commercial, Industrial, Attached Dwellings with Three (3) or More Units: A twenty four inch by thirty six inch (24" x 36") plan prepared by an architect licensed in the State of Washington (unless project exempted by WAC 18-04-410) drawn at a scale of one-eighth inch equals one foot ($1/8" = 1'$) or one-fourth inch equals one foot ($1/4" = 1'$) (or other size or scale approved by the Building Official) clearly indicating the information required by the "Permits" section of the currently adopted International Building Code and chapter 19.27 RCW (State Building Code Act, Statewide amendments), including, but not limited to, the following:

- a. General building layout, both existing and proposed – indicate square footage of rooms, use of each room or area, window and door size and ventilation, opening headers, plumbing, ducting, and electrical layout, including penetration protection, IBC occupancy group, and IBC type of construction,
- b. Cross section details, as needed, to show typical foundation, floor, wall, ceiling and roof construction; structural members labeled as to size and spacing; bracing, blocking, bridging, special connectors, anchor bolts; insulation of walls, floors and roof/ceiling,
- c. Details of stairs, fireplaces and special construction, if any,

- d. King County Health Department approval on plans submitted to the City for dining/food-handling establishments,
- e. King County Health Department approval on plans submitted to the City for public pools/spas,
- f. Independent plan review by the State of Washington Labor and Industries Electrical Division for I and E Occupancies,
- g. Asbestos assessment by the Puget Sound Air Pollution Control Agency (PSAPCA) for interior demolition, and
- h. Independent review by State Department of Health for hospitals.

SECTION CXII.

Subsection 4-8-120D.1 Definitions A of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the definition of “Architectural Plans, Detached Dwellings, Semi-Attached Dwellings, and Two (2) Attached Dwellings” to read as follows:

Architectural Plans, Detached Dwellings, Semi-Attached Dwellings, and Two (2) Attached Dwellings: An eighteen inch by twenty four inch (18" x 24"), minimum, plan drawn at a scale of one-fourth inch equals one foot (1/4" = 1') (or other size or scale approved by the Building Official) clearly indicating the information required by the "Permits" section of the currently adopted International Building Code and chapter 19.27 RCW (State Building Code Act, Statewide amendments), including, but not limited to, the following:

- a. General building layout and room use,
- b. Window and door size and window ventilation area,
- c. Plumbing, duct, and electrical layout,
- d. Opening headers, size and material,
- e. Cross section details, as needed, to show typical foundation, floor, wall, ceiling and roof construction, including connection details,

- f. Structural members labeled as to size and spacing as well as bracing, blocking, bridging, special connectors, and anchor bolts,
- g. Special details as needed, (i.e., stairs, fireplaces, special construction), and
- h. Insulation of walls, slab, floors, and roof/ceiling.

SECTION CXIII.

Subsection 4-8-120D.5 Definitions E of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the definition of “Elevations, Architectural” to read as follows:

Elevations, Architectural: A twenty four inch by thirty six inch (24" x 36") fully dimensioned architectural elevation plan drawn at a scale of one-fourth inch equals one foot ($1/4" = 1'$) or one-eighth inch equals one foot ($1/8" = 1'$) (or other size or scale approved by the Building Official) clearly indicating the information required by the "Permits" section of the currently adopted International Building Code and chapter 19.27 RCW (State Building Code Act, Statewide amendments), including, but not limited to, the following:

- a. Existing and proposed ground elevations,
- b. Existing average grade level underneath proposed structure,
- c. Height of existing and proposed structures showing finished roof-top elevations based upon site elevations for proposed structures and any existing/abutting structures,
- d. Building materials and colors including roof, walls, any wireless communication facilities, and enclosures,
- e. Fence or retaining wall materials, colors, and architectural design,
- f. Architectural design of on-site lighting fixtures, and
- g. Cross-section of roof showing location and height of rooftop equipment (include air conditioners, compressors, etc.) and proposed screening.

- h. Required for the Urban Design District review packet.
- i. Identify building elevations by street name and orientation, i.e., Burnett Ave. (west) elevation.
- ii. Show the location of rooflines, doors and window openings.
- iii. Indicate typical detailing around doors windows and balconies indicating finishes, color and reflectivity of glazing.
- iv. Identify offsets in walls intended to meet the minimum requirements for building modulation indicating the amount of offset.
- v. Show on each elevation any roof top elements such as mechanical and elevator penthouses that protrude above the parapet or penetrate the roof and would be visible from other buildings of the same height.
- vi. Photographs of proposed materials from manufacturers' catalogues. A materials board showing actual materials and colors referenced on the architectural elevations is recommended.

SECTION CXIV.

Line 11 of the column Report Preparation/Content Requirements of Table 18- Geotechnical Report- Detailed Requirements of the definition of “Geotechnical Report” of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows with all other portions of the table to remain the same:

- 11. Conduct sufficient subsurface exploration to provide a site coefficient (S) for use in the International Building Code to the satisfaction of the Building Official.

SECTION CXV.

Subsection 4-8-120D.12 Definitions L of Chapter 8 Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is

hereby amended to modify the definition of “Lot Line Adjustment Map” to read as follows:

Lot Line Adjustment Map: A drawing of the proposed lot line adjustment prepared on an eighteen inch by twenty four inch (18” x 24”) sheet of mylar by a licensed land surveyor complying with the City’s surveying standards.

- a. Name of the proposed lot line adjustment (e.g., Smith/Larsen Lot Line Adjustment),
- b. Space reserved for “City of Renton File Number” (large type) at top of first sheet,
- c. Space reserved for City of Renton “land record number” (small type) at bottom left of first sheet,
- d. Legal description for each of the existing parcels. If a metes and bounds description is used, it must be stamped by a licensed surveyor,
- e. Date, graphic scale (one inch equals forty feet (1”=40’), unless otherwise approved by the Department), and north arrow,
- f. Names, locations, widths, types, and dimensions of adjacent and on-site streets, alleys, and easements,
- g. Lot lines with all property line dimensioned and square footage of each lot,
- h. Parcels identified and Lot 4, Lot 3, etc.,
- i. “Old” lot line(s) and “new” lot line(s) clearly labeled and differentiated by line type and/or thickness (indicated distance(s) moved),
- j. Addresses for each lot and new street names in accordance with the street grid system regulations of chapter 9-11 RMC,
- k. Total square footage of existing and revised lots,
- l. Ground floor square footage of all structures,
- m. Location, dimensions and square footage of any existing structures to remain, and dimensioned distances to property lines,

- n. Location of existing conditions (such as wetlands, steep slopes, watercourses) on or adjacent to the site which could hinder development
- o. Reservations, restrictive covenants, easements, description of any areas to be dedicated to public use with notes stating their purpose, and any limitations, and identifying the grantee and if the grantee is the City, a statement of provisions reserving, granting and/or conveying the area with a description of the rights and purposes must be shown,
- p. Coordinates per City surveying standards for permanent control monuments,
- q. Location of all interior permanent control monuments per City surveying standards,
- r. Statement of equipment and procedure used per WAC 332-130-100,
- s. Basis of bearing per WAC 332-130-150(1)(b)(iii);
- t. Date the existing monuments were visited per WAC 332-130-050(1)(f)(iv),
- u. Verification that permanent markers are set at corners of the proposed lots,
- v. Statement of discrepancies, if any, between bearings and distances of record and those measured or calculated,
- w. Surveyor's testament, stamp and signature,
- x. Certification by a State of Washington licensed land surveyor that a survey has been made and that monument and stakes have been set,
- y. Notarized signatures of all property owners having an interest in the property, certifying ownership and approval of the proposal,
- z. Signature and date line(s) for the King County Assessor,
- aa. Signature and date line(s) for the Administrator of the Department of Community and Economic Development.

SECTION CXVI.

Subsection 4-8-120D.18 Definitions S of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the definition of “Short Plat or Binding Site Plan Map, Final” to read as follows:

Short Plat or Binding Site Plan Map, Final: A plan, with a two-inch (2”) border on the left edge and on-half inch (1/2”) on all other sides, prepared by a State of Washington registered land surveyor in accordance with RCW 18-43-010 and or chapter 58.17 RCW, fully dimensioned, drawn at a scale of one inch equals forty feet (1”=40’) on eighteen inch by twenty four inch (18” x 24”) plan sheet(s) (or other scale approved by the Planning Division Director). The reproducible original shall be in blank ink on stabilized drafting film and shall include the following:

- a. Name and location of the short plat or binding site plan,
- b. Space reserved for “City of Renton File Number” (large type) at top of first sheet,
- c. Space reserved for City of Renton “land record number” (small type) at bottom left of first sheet,
- d. Legal description of the property,
- e. Date, graphic scale, and north arrow,
- f. Vicinity map (a reduced version of the “neighborhood detail map” as defined above),
- g. Names, locations, widths and other dimensions of existing and proposed streets, alleys, easements, parks, open spaces and reservations. Shall show all utilities, streets, existing and new easements and associated covenants within or abutting the short plat. If a new easement is created on the plat, it must show grantee of easement rights. If the grantee is the City, a statement of easement provisions reserving and conveying the easement, with a

description of the rights and purposes, needs to be made on the short plat,

h. Lots designate by number within the area of the lot. Tracts shall be similarly designated and each tract shall be clearly identified with ownership. Lot lines with all property lines dimensioned and square footage of each lot,

i. Lot numbers,

j. Addresses for each lot and new street names determined by the Department in accordance with the street grid system regulations of chapter 9-11 RMC,

k. Reservations, restrictive covenants, easements, and any areas to be dedicated to public use with notes stating their purpose, and any limitations, and identifying the grantee. If the grantee is the City, a statement of provisions reserving, granting and/or conveying the area with a description of the rights and purposes must be shown,

l. Coordinates per City surveying standards for permanent control monuments,

m. All interior permanent control monuments located per City surveying standards,

n. Statement of equipment and procedure used per WAC 332-130-100,

o. Basis of bearing per WAC 332-130-150(1)(b)(iii);

p. Date the existing monuments were visited per WAC 332-130-050(1)(f)(iv),

q. Verification that permanent markers are set at corners of the proposed lots,

r. Statement of discrepancies, if any, between bearings and distances of record and those measured or calculated,

s. Location, dimensions and square footage of any existing structures to remain within or abutting the past,

- t. Location of existing conditions (such as wetlands, steep slopes, watercourses) on or adjacent to the site which could hinder development,
- u. Reference to all agreements or covenants required as a condition of approval,
- v. For binding site plans only: provision requiring site development to be in conformity with the approved binding site plan,
- w. Certifications by:
 - i. A State of Washington licensed land surveyor that a survey has been made and that monuments and stakes have been set,
 - ii. The King County Department of Health that the proposed septic system(s) is acceptable to serve the plat if not served by sewer,
- x. Signature and date line for:
 - i. All property owners (signatures must be notarized with an ink stamp),
 - ii. The King County Assessor,
 - iii. The City of Renton Finance and Information Systems Director with the following text preceding: “There are no delinquent special assessments and any special assessments for any dedicated property herein contained have been paid in full”, and
 - iv. The Administrator of the Department of Community and Economic Development.

SECTION CXVII.

Subsection 4-8-120D.18 Definitions S of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is

hereby amended to modify the definition of “Site Plan, Commercial, Industrial, Multi-Family” to read as follows:

Site Plan, Commercial, Industrial, Multi-Family: A twenty four inch by thirty six inch (24" x 36") plan drawn by a State of Washington licensed architect at a scale of one inch equals twenty feet (1" = 20') or one inch equals forty feet (1" = 40') (or other size plan sheet or scale approved by the Building Official) clearly indicating the following:

- a. Scale and north arrow,
- b. Legal description,
- c. Location, identification, and dimensions of all buildings, property lines, setbacks, streets, alleys and easements,
- d. Condition of all public rights-of-way and verification of right to use easements,
- e. Off-street parking layout and driveways,
- f. Curbs, gutters, sidewalks, paving, storm drainage, meters (domestic and fire), and grease interceptors,
- g. Grading plan showing proposed and existing contours and site elevations,
- h. Landscaped areas, irrigation meters,
- i. Lighting and sign structures (new and existing),
- j. Location of garbage containers and recycling storage,
- k. Fire hydrant locations (new and existing) within three hundred feet (300') of building,
- l. For wireless communication facilities, indicate type and locations of existing and new plant materials used to screen facility components and the proposed color(s) for the facility,
- m. General notes addressing the following (may be listed on cover sheet):
 - i. Full name of the project,
 - ii. Name, address, and telephone number of owner and agent(s),

- iii. Existing zoning of the project site,
- iv. Area, in square feet, of the project site,
- v. Reference to the current International Building Code (i.e., IBC and date of current adopted version),
- vi. Proposed use of each building (if multi-family, the number of dwelling units),
- vii. IBC occupancy group designation,
- viii. IBC type of construction of all buildings,
- ix. Allowable and proposed building height and number of stories of new buildings,
- x. Square footage (by floor and overall total) of each individual building and/of use,
- xi. Total square footage of all buildings (footprint of each building),
- xii. Allowable area calculation,
- xiii. Occupancy load (maximum capacity) of each building,
- xiv. Percentage of lot coverage,
- xv. Square footage of all landscaping (total, parking lot, and wildlife habitat),
- xvi. Seismic zone of the project site (e.g., Zone 3),
- xvii. Floor, roof, and wind design loads,
- xviii. Identity of special inspection agency selected by the owner to perform special inspections,
- xix. Building setbacks required by Code,
- xx. Proposed building setbacks,
- xxi. Parking analysis, including:
 - Number of stalls required, by use; number of stalls provided, by use,
 - Sizes of stalls and angles,
 - Location and number of handicap stalls, compact, employee and/or guest parking stalls,
 - Location and size of curb cuts,

- Traffic flow within the parking, loading, and maneuvering areas and ingress and egress,
- Location of wheel stops,
- Loading space,
- Stacking space, and
- Square footage of interior parking lot landscaping.

SECTION CXVIII.

Subsection 4-8-120D.18 Definitions S of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the definition of “Structural Plans” to read as follows:

Structural Plans: Twenty four inch by thirty six inch (24" x 36") plans prepared and stamped by a State of Washington licensed professional engineer drawn at a scale of one-eighth inch equals one foot ($1/8" = 1'$) (or other size or scale approved by the Building Official) clearly indicating the information required by the currently adopted International Building Code and chapter 19.27 RCW (State Building Code Act, Statewide amendments), including, but not limited to, the following:

- a. Structural members labeled as to size and spacing as well as bracing, blocking, bridging, special connectors, and anchor bolts,
- b. Cross-section details, as needed, to show typical foundation, floor, wall, ceiling and roof construction; insulation of walls, floors and roof/ceiling, and
- c. Details of stairs, fireplaces and special construction, if any.

Survey: A sketch showing all distances, angles and calculations required to determine corners and distances of the plat shall accompany this data. The allowable error of closure shall not exceed one foot (1') in ten thousand feet (10,000') per City surveying standards. Shall be accompanied by a complete survey of the section or sections in which the plat or replat is located, or as much thereof as may be necessary to properly orient the plat within such

section or sections. The plat and section survey shall be submitted with complete field and computation notes showing the original or re-established corners with descriptions of the same and the actual traverse showing error of closure and method of balancing.

SECTION CXIX.

Subsection 4-8-120D.22 Definitions V of Chapter 8

Permits- General and Appeals, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to modify the definition of “Variance Justification” to read as follows:

Variance Justification: A written statement setting for the reasons in favor of the application and addressing the criteria listed in RMC 4-9-250B5 which are used by the Hearing Examiner or Community and Economic Development Administrator or designee when reviewing the variance request.

SECTION CXX.

Section 4-9-015H.3 Operating Permit Revocation of

Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department may revoke an operating permit if the owner does not apply for a reinspection or hearing within ten (10) days of a permit suspension, if the owner does not apply for a reinspection within twenty (20) days of a hearing, for repeated violations of any of the requirements of RMC 4-3-050, Critical Areas Regulations, for interference with the Department in the performance of duty, for submitting false or inaccurate information, and for intentional unauthorized release of hazardous materials within the APA. Prior to revocation, the Department shall notify, in writing, the owner of the specific reason(s) for which the permit is to be

revoked and that the permit shall be revoked at the end of the tenth day following service of such notice unless a written request for hearing the Administrator is filed with the Department by the owner within ten (10) days after the date of service, in which case the revocation shall be stayed until the issuance of a final decision following the hearing. When an operating permit is revoked, facility operations shall immediately cease. The decision as to whether an unauthorized release of hazardous materials by the owners was intentional shall be made by the Administrator of the Department of Community and Economic Development or designee.

SECTION CXXI.

Section 4-9-025 Title 4 Development Regulation

Revision Process of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

**4-9-025 TITLE IV DEVELOPMENT REGULATION REVISION
PROCESS:**

A. PURPOSE:

In accordance with RCW 36.70A.470, a summary containing written comments on suggested development regulation amendments shall be coordinated by the Department of Community and Economic Development (CED). The text revision process is the means either to suggest a change or to identify a deficiency, or both, in the development regulations. A deficiency does not refer to whether a development regulation addresses a project’s probably specific adverse environmental impacts that could be mitigated in the project review process.

B. APPLICABILITY:

Title IV development regulation amendment proposals will be processed in accordance with this section, unless specifically exempted below. Any

interested party, including applicants, citizens, and government agencies, may submit items to the Title IV development regulation amendment process. Comprehensive Plan amendments and Rezones are treated through separate processes.

C. EXEMPTION:

Imperative Title IV amendments designated by the Mayor, City Council, Planning Commission, or City management staff may be given a higher priority and processed outside of the annual Title IV amendment process outlined in this section.

D. AUTHORITY:

The Planning Director of CED shall coordinate the annual Title IV development regulation amendment process.

E. PROCESS:

1. All proposed amendments relating to Title IV development regulations shall be reviewed by CED and considered for an amendment to Title IV development regulations.
2. The deadline for submitting proposed amendments is December 15th for consideration in the amendment process for the following year.
3. By the first business day of May, the CED Department shall issue a staff report response to all proposed amendments. Responses shall include a recommendation indicating whether or not the proposed amendment(s) are to be included in that year's recommended Title IV development regulation update. If the proposed changes will not be included in the next transmittal to Council, CED shall indicate the reason(s) why, and shall inform the proponent that they may petition the Council during the review process.
4. By the first business day of May, CED shall forward to the Council a report including all proposed amendments and comments with a staff response.
5. Upon receipt of the Title IV development regulation amendment report, the City Clerk's Office shall mail written notice to all proponents of

amendment requests containing the Council review process for the current year, and informing proponents that they may petition the Council to consider amendments proposals that were not recommended. This notice shall include the schedule of dates for any other opportunities for public testimony on the current year's Title IV development regulations update.

6. Comments relating to Title IV development regulations shall be reviewed by the appropriate City departments. Those that also require a Comprehensive Plan amendment shall be forwarded to CED and considered for an amendment to the Comprehensive Plan pursuant to RMC 4-9-020.
7. Title IV amendments proposals that are rejected by the City shall not be reconsidered, unless a compelling case for changed circumstances can be made, for a period of two (2) years. Proponents of Title IV amendment proposals shall be notified in writing, once the status of the proposal is resolved.

F. SUBMITTAL REQUIREMENTS:

A City of Renton submittal form shall be submitted for a Title IV development regulation amendment in order to be formally considered.

G. PUBLIC NOTICE AND COMMENT PERIOD:

See RMC 4-8-080H, and RMC 4-8-090.

The timeline for notifying the public of proposed Development Regulation amendments shall be as described in the Type X- Land Use Permits table of RMC 4-8-080H, unless Planning Commission review is deemed to be unnecessary. In that case, the timeline for the proposed development regulation amendment will be governed by Type IX permits.

SECTION CXXII.

The title of section 4-9-060C
Planning/Building/Public Works Administrator's Deferral of Plat Improvements or
Deferral of Other On- and Off- Site Improvements Beyond Temporary Occupancy Permit

of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

PUBLIC WORKS ADMINISTRATOR’S DEFERRAL OF PLAT IMPROVEMENTS OR DEFERRAL OF OTHER ON- AND OFF-SITE IMPROVEMENTS BEYOND TEMPORARY OCCUPANCY PERMIT

SECTION CXXIII. Subsection 4-9-060C.1 Applicability of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

If a developer wished to defer certain improvement listed in this Title until after obtaining a certificate of occupancy for any structures, or in the case of plats, final plat approval, the written application shall be made to the Public Works Administrator or designee stating the reasons why such delay is necessary.

SECTION CXXIV. Subsection 4-9-060C.3 Security Required of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Upon approval by the Public Works Administrator or his/her designee for such deferment, for good cause shown by the applicant, the applicant shall thereupon furnish security to the City in an amount equal to one hundred fifty percent (150%) of the estimated costs of the installation and required

improvements. The decision of the Administrator as to the amount of such security shall be conclusive.

SECTION CXXV. Subsection 4-9-060C.4 Plans for Improvements Required of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Should the Public Works Administrator or his/her designee grant the deferral of part or all of the necessary on-site improvements, then full and complete engineering drawings of the on-site improvements shall be submitted as a condition precedent to the granting of any deferral.

SECTION CXXVI. Subsection 4-9-060C.6 Expiration of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Such security shall list the exact work that shall be performed by the applicant and shall specify that all of the deferred improvements shall be completed within the time specified by the Public Works Administrator or his/her designee, and if no time is so specified, then not later than one year. For plats, if no time is established, then not later than one year after approval of the final plat by the City Council or one year after recording of the short subdivision. The security shall be held by the Finance Department.

SECTION CXXVII. Subsection 4-9-060C.7 Extension of Time Limit of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No.

4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Public Works Administrator or his/her designee (Administrator) shall annually review the deferred improvements and the amount of the security. Should the Administrator determine that any improvement need not be installed immediately, then the Administrator may extend the deferral for an additional period of time up to an additional year. Any improvement deferred for five (5) years shall be required to be installed or shall be waived by the Administrator pursuant to RMC 4-9-250C, Waiver Procedures, unless the Administrator determines that it is more likely than not that the improvements would be installed within an additional five (5) year period of time, in which case the Administrator may continue to defer the improvements year to year subject to the other conditions contained in this Section. Should any improvement be initiated before the lapse of a deferral, and the work is diligently pursued, then the Administrator may extend the deferral period for a term equivalent to the time necessary to complete construction, but subject, however, to continuation of the security. At the same time as the granting of any additional deferral, the security for such deferral shall be reviewed and increased or decreased as the Administrator shall deem necessary, but shall remain in an amount equal to a minimum of one hundred fifty percent (150%) of the estimated cost of the installation of the deferred improvement.

SECTION CXXVIII.

Subsection 4-9-060C.9.c.iii of subsection c Standards of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Public Works Administrator or his/her designee determines that installation of the required improvement would result in a safety hazard; or

SECTION CXXIX. Subsection 4-9-060C.9.d Amount of Payment of Fee in Lieu of Street Improvements of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

In each instance where the City approves a proposed fee-in-lieu under the provisions of this Section, the amount of the fee-in-lieu shall be one hundred percent (100%) of the then-estimated cost of constructing the street improvements that would otherwise be required under this Chapter, based on information compiled and kept current by the Public Works Department on the cost of street improvement construction.

SECTION CXXX. Subsection 4-9-060C.12 Record of Deferral of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Public Works Administrator or his/her designee shall note for the Department’s record the following information: the improvements deferred, amount of security or check deposited, time limit of security or check, name of bonding company, and any other pertinent information.

SECTION CXXXI. Subsection 4-9-060C.14 Administrative Approval Required Prior to Transfer of Responsibility of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The City shall not be required to permit a substitution of one party for another on any security if the Public Works Administrator or designee, after full review, feels that the new owner does not provide sufficient security to the City that the improvements will be installed when required.

SECTION CXXXII. Section 4-9-065D Bonus Allowances and Review Criteria of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to eliminate references to the number of building stories, as shown in Attachment ‘M’.

SECTION CXXXIII. Section 4-9-120C Authority of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Hearing Examiner shall hear all requests for rebuild approval permits for nonconforming uses. The Community and Economic Development Administrator shall make determinations regarding rebuild approval permit applications for nonconforming structures, unless such applications are coupled with rebuild approval permit applications for non-conforming uses that are being heard by the Hearing Examiner.

SECTION CXXXIV. Section 4-9-120F Review Criteria for Nonconforming Structures of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Reviewing Official may issue a rebuild approval permit only when the continuance of the structure is determined to be in the public interest and such structures are: (1) found to be compatible with other existing and potential use/structures in the general area; or (2) can be made to be compatible with the application of appropriate conditions. The Community and Economic Development Administrator shall consider the following factors, when considering a request for a rebuild approval permit for a nonconforming structure. In order to grant the permit, he/she shall find that at least three (3) of the following criteria have been satisfied:

- 1. Architectural and/or Historic Significance:** The structure represents a unique regional or national architectural style or an innovation in architecture because of its style, use of materials, or functional arrangement, and is one of the few remaining examples of this.
- 2. Architectural Compatibility with Surrounding Structures:** The nonconforming building or structure was a part of a unified streetscape of similar structures that is unlikely to be replicated unless the subject structure is rebuilt per, or similar to, its original plan.
- 3. Potential of Site for Redevelopment:** Redevelopment of the site with a conforming structure is unlikely either because the size of the existing lot may be too small to be economical, or because the characteristics of adjacent permitted uses (that might normally be expected to expand to such a site) currently might preclude their expansion. Typically, economic hardship would not be considered for a variance, but is a consideration here.
- 4. Condition of Building/Structure:** If nonconforming as to the provisions of the City's Building Code, the building or structure and surrounding premises have generally been well maintained and is not considered to be a threat to the public health, welfare,

or safety, or it could be retrofitted so as not to pose such a threat.

- 5. Departure from Development Regulations:** If nonconforming with the provisions of the City’s development regulations, the building or structure does not pose a threat to the public health, welfare or safety, or could be modified so as not to pose such a threat.

SECTION CXXXV. Subsection 4-9-150J.3 Occupancy Permit Issuance Procedure of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Occupancy permits shall be granted consistent with the requirements in RMC Title 4. Conditions of approval shall be based upon actions to be achieved prior to issuance of construction permits or building permits. Deferrals of improvements shall be determined by the Community and Economic Development Administrator pursuant to RMC 4-9-060.

SECTION CXXXVI. Section 4-9-190H Administrative Appeals of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development shall have the final authority to interpret the Master Program for the city of Renton. Where an application is denied or changed, per subsection E6 of this Section, an applicant may appeal the decision denying or changing a “substantial development permit” to the Shoreline Hearings Board for an

open record appeal in accordance with RMC 4-8-110. See RMC 4-8-110H for appeal procedures to the Shoreline Hearings Board.

SECTION CXXXVII. Subsection 4-9-200M.4 Vested for the Purposes of Zoning of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

4. Vested for the Purposes of Zoning: As long as the development of a phased project conforms to the approved phasing plan, the zoning regulations in effect at the time of the original approval shall continue to apply. However, all construction shall conform to the International Building Code and Uniform Fire Code regulations in force at the time of building permit application.

SECTION CXXXVIII. Section 4-9-240F Waiver of Requirements and Fees of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Except for sign requirements of RMC 4-8-090, the Community and Economic Development Administrator may waive specific application requirements determined to be unnecessary for review of an application. The Administrator may waive the permit application fee for public service activities and nonprofit organizations.

SECTION CXXXIX. Section 4-9-240G Application Process and Review Authority of Chapter 9 Permits-Specific, of Title IV (Development Regulations)

of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator shall, in consultation with appropriate City departments, review and decide upon each application for a temporary use permit. The Administrator may approve, modify, or condition an application for a temporary use permit.

SECTION CXL.

Section 4-9-240H Decision Criteria of Chapter 9

Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator or designee may approve, modify, or condition an application for a temporary use permit, based on consideration of the following factors:

1. The temporary use will not be materially detrimental to the public health, safety, or welfare, nor injurious to property or improvement in the vicinity of the temporary use; and
2. Adequate parking facilities and vehicle ingress and egress are provided to serve the temporary use and any existing uses on the site; and
3. Hours of operation of the temporary use are specified, and would not adversely impact surrounding uses; and
4. The temporary use will not cause nuisance factors such as noise, light, or glare which adversely impact surrounding uses; and
5. If applicable, the applicant has obtained the required right-of-way use permit.

SECTION CXLI.

Subsection 4-9-240J.1 General of Chapter 9

Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled

“Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator or designee may establish conditions as may be deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, requiring that notice be given to adjacent/abutting property owners prior to approval, time and frequency of operation, temporary arrangements for parking and traffic circulation, requirement for screening or enclosure, and guarantees for site restoration and cleanup following temporary uses.

SECTION CXLII. Section 4-9-240N Security of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator or designee may require security in conformance with RMC 4-9-060C to assure compliance with the provisions of the temporary use permit as approved if required. The amount of the security will be determined by the Community and Economic Development Administrator or designee, but in no case shall it be less than one thousand dollars (\$1,000.00). The security may be used by the City to abate the use and/or facilities.

SECTION CXLIII. Section 4-9-240O Permit Revocation of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

1. Revocation of Temporary Use Permit: Should the Community and Economic Development Administrator or the Administrator's designee determine that information has been provided to the City which was false, incomplete, or has changed, such that the decision criteria in subsection H of this Section are incorrect, false, or have not been met, or the temporary use actually being used is different than or greater than that applied for, or if the use itself is a nuisance, unhealthy, unsafe or poses a substantial risk of harm to persons or property, then the Administrator may revoke the temporary use permit upon ten (10) days' written notice, unless an emergency exists, in which case the Administrator may declare such an emergency and immediately revoke the temporary use permit.

SECTION CXLIV. Subsection 4-9-250B.1.c Administrative Variances of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Community and Economic Development Administrator or designee shall have the authority to grant variances from the following development standards when no other permit or approval requires Hearing Examiner Review:

- i. **Residential Land Uses:** Lot width, lot depth, setbacks, allowed projections into setbacks, and lots coverage. Lot width, lot depth, and setback variations do not require a variance if the request is part of a stream daylighting proposal and meets criteria in RMC 4-3-050L; and
- ii. **Commercial and Industrial Land Uses:** Screening of surface mounted equipment and screening of roof-mounted equipment.
- iii. **Proposals Located Within Critical Areas:**

- a. **Steep Slopes Forty Percent (40%) or Greater and Very High Landslide Hazards:** The construction of one single family home on a pre-existing platted lot where there is not enough developable area elsewhere on the site to accommodate building pads and provide practical off-street parking.
- b. **Wetlands:**
- Creation/restoration/enhancement ratios: Categories 1 and 2.
 - Buffer width reductions not otherwise authorized by RMC 4-3-050M6e and M6f-Category 3.
 - A new or expanded single family residence on an existing, legal lot, having a regulated Category 3 wetland.
- c. **Streams and Lakes:** A new or expanded single family residence on a pre-existing platted lot where there is not enough developable area elsewhere on the site to accommodate building pads and provide practical off-street parking, providing reasonable use of the property.

SECTION CXLV. Subsection 4-9-250B.8.e Records of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department Administrator or designee shall maintain the records of all variance actions and report any variances to the Federal Insurance Administration upon request.

SECTION CXLVI.

Subsection 4-9-250B.13 Decision Process of

Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

- a. The Community and Economic Development Administrator or Designee Shall Announce Findings and Decisions** Not more than thirty (30) days after the termination of the proceedings of the public hearing on any variance, the Community and Economic Development Administrator or designee shall announce the Administrator’s findings and decision. If a variance is granted, the record shall show such conditions and limitation in writing as the Administrator may impose.
- b. Notice of Decision of the Community and Economic Development Administrator or Designee:** Following the rendering of a decision on a variance application, a copy of the written order by the Administrator shall be mailed to the applicant at the address shown on the application and filed with the Community and Economic Development Department and to any other person who requests a copy thereof.
- c. Reconsideration:** (Reserved)
- d. Record of Decision:** Whenever a variance is approved by the Community and Economic Development Administrator or designee, the Department shall forthwith make an appropriate record and shall inform the administrative department having jurisdiction over the matter.

SECTION CXLVII.

Subsection 4-9-250C.2 Authority for Waiver of

Street Improvements of Chapter 9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator or his/her designee may grant waiver of the installation of street improvements subject to the determination that there is reasonable justification for such waiver.

SECTION CXLVIII.

Subsection 4-9-250E.1 Authority of Chapter

9 Permits-Specific, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The provisions of this Title are not intended to prevent the use of any material or method of construction or aquifer protection not specifically prescribed by this Title, provided any alternate have been approved and its use authorized by the Public Works Administrator.

SECTION CXLIX.

Section 4-11-010 Definitions A of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correction the definition of “Administrator” to read as follows:

Unless otherwise specified, the Administrator of the Department of Public Works of the City, or any successor office with responsibility for the management of the public properties within the City of Renton, or designee.

SECTION CL.

Section 4-11-020 Definitions B of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correction the definition of “Building” to read as follows:

BUILDING: As defined by the International Building Code.

BUILDING: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) Any structure having a roof intended to be used for the shelter or enclosure of persons, plants, animals or property.

SECTION CLI.

Section 4-11-020 Definitions B of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correction the definition of “Building Code” to read as follows:

BUILDING CODE: The International Building Code, promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

SECTION CLII.

Section 4-11-020 Definitions B of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correction the definition of “Building Official” to read as follows:

BUILDING OFFICIAL: The officer or other person charged with the administration and enforcement of the IBC and the building-related provisions of this Title, or his duly authorized deputy.

SECTION CLIII.

Section 4-11-060 Definitions F of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correction the illustration of “Floor Area, Gross” as shown in Attachment ‘N’.

SECTION CLIV.

Section 4-11-090 Definitions I of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to add the following definition of “International Building Code” in alphabetical order:

INTERNATIONAL BUILDING CODE: The adopted edition of the International Building Code, published by the International Conference of Building Officials.

SECTION CLV.

Section 4-11-090 Definitions I of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to add the following definition of “International Building Code Standards” in alphabetical order:

INTERNATIONAL BUILDING CODE STANDARDS: The adopted edition of the International Building Code Standards, published by the International Conference of Building Officials.

SECTION CLVI.

Section 4-11-190 Definitions S of Chapter 11 Definitions,

of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to correct the definition of “Storage, Outdoor” to read as follows:

STORAGE, OUTDOOR: The outdoor accumulation of material or equipment for the purpose of sale, rental, use on site, or shipping to other locations. This definition excludes hazardous material storage, warehousing and distribution, vehicle storage, and outdoor retail sales.

SECTION CLVII.

Section 4-11-190 Definitions S of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended correct the definition of “Street, Collector” to read as follows:

STREET, COLLECTOR:

1. A street providing access with higher traffic volumes than a typical residential, commercial, or industrial access street. Collector streets are designated by the Public Works Department.
2. A street classified as a collector street on the City of Renton Arterial Street Plan.

SECTION CLVIII.

Section 4-11-190 Definitions S of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended correct the definition of “Street, Residential Access” to read as follows:

STREET, RESIDENTIAL ACCESS:

A non-arterial street providing access to residential land uses, and not designated as a collector street by the Public Works Department.

SECTION CLIX.

Section 4-11-210 Definitions U of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to delete the definition of “Uniform Building Code.”

SECTION CLX.

Section 4-11-210 Definitions U of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to delete the definition of “Uniform Building Code Standards.”

SECTION CLXI.

Section 4-11-260 Definitions Z of Chapter 11

Definitions, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended correct the definition of “Zoning Administrator” to read as follows:

ZONING ADMINISTRATOR:

The Community and Economic Development Administrator or designated representative.

SECTION CLXII.

Section 5-3-2 Salaries of Appointive Officers, of

Chapter 3 Salaries, of Title V Finance and Business Regulations of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The appointive officers shall receive such salaries as are fixed and established by City of Renton ordinances and such salaries shall be paid in equal semi-monthly installments unless otherwise determined by the City Council or by State law. For the purpose of this Section the appointive officers are those appointed by the Mayor and whose appointment is subject to confirmation by the City Council. They shall include, among others: Chief Administrative Officer, Finance and Information Services Administrator, Hearing Examiner, Human Resources and Risk Management Administrator, Public Works Administrator,

Community Services Administrator, Community and Economic Development Administrator, Police and Fire Chief as per applicable civil service laws, and the City Clerk. The City Attorney shall be compensated according to the terms of the City Attorney's contract.

SECTION CLXIII. Subsection 5-12-5A of Section 5 Adult Entertainment Business License Investigation, of Chapter 12 Adult Entertainment Standards, of Title V Finance and Business Regulations of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Fire Department and the Department of Community and Economic Development for reports on compliance with all applicable fire, building and zoning codes of the City.

SECTION CLXIX. Subsection 5-19-8A.3 of Section 8 Conditions of Grant, of Chapter 19 Telecommunications Licenses and Franchises, of Title V Finance and Business Regulations of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

Whenever any existing electric utilities, cable facilities, or telecommunications facilities are located underground within a public way of the City, a grantee with permission to occupy the same public way must also locate its telecommunications facilities underground unless the telecommunications provider has obtained a waiver from the Community and Economic Development Administrator.

SECTION CLXX.

Subsection 5-19-10A of Section 10 Miscellaneous of Chapter 19 Telecommunications Licenses and Franchises, of Title V Finance and Business Regulations of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Limitation On Time of Work: Whenever construction, installation or repair of any facilities installed, maintained or repaired under the Chapter occurs adjacent to or within 200 feet of any residential structure, then such construction installation or repair must be done between the hours of 8:00 a.m. and 10:00 p.m. Saturday. No work shall be done on Sunday. These hours may be extended by the Administrator of the Department of Community and Economic Development upon a showing of an emergency satisfactory to the Administrator.

SECTION CLXXI.

Subsection 5-19-10B of Section 10 Miscellaneous of Chapter 19 Telecommunications Licenses and Franchises, of Title V Finance and Business Regulations of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Siting of Above-Ground Enclosures: Any above-ground enclosure constructed or installed or any such enclosure replaced or substantially rebuilt (installed)during the term of any franchise, when adjacent to a single family residence, and such enclosure on any one face is greater than four feet shall be installed only after notice and siting of such enclosure pursuant to this Section.

Prior to installation, grantee shall give two notices to the resident(s) of the single family residence and , if the resident(s) is not the owner, to the owner. The first notice shall be not more than 30 days or less than ten days prior to installation. The notice shall identify

where the installation is planned in relationship to the single family residence and identifying relationship and distance to any distinguishing landmarks and any screening devices installed or intended to be installed. The notice shall offer the resident(s) and/or owner the opportunity to negotiate with the grantee concerning location of the enclosure and include the name and telephone number of an agent or employee of grantee that will be available to undertake such negotiations during regular business hours. The second notice shall be give not more than ten days or less than five days prior to the installation, but not sooner than five days after the first notice. The second notice shall contain the same information as the first notice. The Administrator of the Department of Community and Economic Development or his or her designee may modify these timeframes upon a showing by the grantee of need unless such modification would work a substantial hardship on the notice procedure.

The grantee will locate the installation where requested by the resident(s) and/or owner unless such location would be impracticable or substantially more expensive than the planned location. If the resident(s) and owner request different locations, the grantee shall give precedence to the location requested by the owner.

SECTION CLXXII. Section 8-7-4 Designation of Zoned Areas of Chapter 7 Noise Level Regulations, of Title VII Health and Sanitation of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The EDNA (environmental designation for noise abatement) is hereby established as follows:

- A. Residential zones, which shall include RC, R-1, R-4, R-8, R-10, R-14, RM, RMH, are classified as Class A EDNA.
- B. Commercial zones, which shall include CN, CD, CV, CA, CO, COR, UC-N-1, UC-N2, are classified as Class B EDNA.
- C. Industrial Zones, which shall include IL, IM, IH, are classified as Class C EDNA.

SECTION CLXXIII.

Subsection 9-2-2A of Section 2 Application

of Chapter 2 Excess Right-of Way Use, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Any person, partnership or corporation desirous of temporarily or permanently using and occupying unneeded and unused public right-of-way and whose property directly abuts and adjoins such public right-of-way, may apply to the Community and Economic Development Administrator or his/her designee to secure a revocable permit or permanent easement for such use. Such application shall include sufficient and specific plans as to the proposed use and any such use and occupancy shall be in compliance with all of the City’s laws and ordinances. If such application shall additionally include the following:

1. Evidence, such as a title policy, title search or other similar mechanism showing that the applicant owns the underlying fee to the public right-of-way; or
2. If the applicant is not the owner in fee of the property burdened by the right-of-way, then a quit claim deed or easement from the fee owner; or
3. In doubtful cases, or where ownership cannot be proved, what title history is available, and a covenant running with the land

- holding the City harmless from any and all later claims for damages, inverse condemnation, injunction or other action premised upon the City's granting of the permanent easement;
4. Where the City is the fee owner of the property in question, subsections A.1 through A.3 of this Section shall be satisfied.

SECTION CLXXIV.

Section 9-2-3 Standards of Review of Chapter 2

Excess Right-of Way Use, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

- A. Revocable Permits: Prior to the issuance of any revocable permit, the Community and Economic Development Administrator or designee shall find and determine that the City has no foreseeable use or need for such excess or unused public right-of-way for the period of time of the permit.
- B. Permanent Easements: Prior to the issuance of any permanent easement, Community and Economic Development Administrator or designee shall review the application and determine that the easement is the minimum that will be necessary, that the easement will not negatively affect the current or anticipated future use of the right-of-way, and that the public good, in balance, is furthered by such easement. The easement is intended to allow granting of minor easement for eave overhangs, foundation footings, or similar minor uses when approved by the Administrator, when the structures are deemed to be of significant benefit to the City. Such permanent easement shall be limited to no more than

three feet in width for underground structures such as foundation footings, and no more than eight feet in width for structures above ground such as eave overhangs or bay windows. In no case shall aboveground structures be less than 14 feet from ground elevation, nor shall they extend over the surface of a paved street, but shall be limited to over sidewalks, alleys, landscape areas, or unimproved areas.

- C. Vacation Of Right-Of-Way: If the subject right-of-way will not be necessary for future public use, then the applicant should be encouraged to apply for a vacation of the right-of-way. The application for use of right-of-way shall be tabled until the applicant refuses to apply for vacation or the vacation is denied by the City Council. If the vacation is granted, the application for use shall be dismissed.
- D. Authority and Conditions: The Community and Economic Development Administrator or designee shall further have the right to imposed such conditions or terms as may appear reasonable under the circumstances in order to protect the public safety, welfare, general appearance and aesthetics of the subject area. The Administrator shall likewise have the authority to deny the permit should it find that it is not in the public interest, and will not further the public safety, welfare, general appearance and aesthetics of the subject area.

SECTION CLXXV.

Section 9-2-4 Fee Determined of Chapter 2 Excess

Right-of Way Use, of Title IX Public Ways and Property of Ordinance No. 4260 entitled

“Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

When an application is approved, the Community and Economic Development Administrator or designee shall determine a nonrefundable fee as established by ordinance for the temporary use of the right-of-way or granting of a permanent easement. The fee shall be as stipulated in RMC 4-1-180E.

SECTION CLXXVI. Subsection 9-2-5B of Section 5 Minimum Permit Requirements of Chapter 2 Excess Right-of Way Use, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Insurance Required: Any easement applicant under the Section or any permittee shall provide, prior to the issuance or grant of any such revocable permit or permanent easement, sufficient public liability and property damage insurance with limits of not less than one hundred thousand dollars/three hundred thousand dollars (\$100,000.00/\$300,000.00) on account of public liability and not less than fifty thousand dollars (\$50,000.00) on account of property damage. Copies of such insurance policy or policies shall be furnished unto the City with a special endorsement in favor of the City. Upon showing of a hardship and at the discretion of the Community and Economic Development Administrator or his/her designee, the insurance requirements may be reduced or waived for single-family or two-family residential applications. For municipalities or utilities that are self insured, there may be substituted a statement of self insurance showing the ability to answer tor damages in the amounts stated in this paragraph.

SECTION CLXXVII.

Section 9-5-2 Application of Chapter 5

Latecomer's Agreements, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

Application for a latecomer's agreement shall be made thirty (30) days prior to issuance of the construction permit. Application may be by letter to the Mayor and City Council requesting a latecomer's agreement, or upon forms prepared by the Public Works Department. Any application for a latecomer's agreement shall contain the following information:

- A. Legal description of applicant's property.
- B. Legal description of the benefited properties.
- C. Vicinity maps of applicant's property, benefiting properties and the location of the improvement.
- D. Estimated cost data and inventory for the improvements.
- E. Proposed pro rata share of the cost of the improvement to be borne by the benefiting properties, and a proposed method of assessment of that pro rata share to the individual benefitting properties.
- F. Payment of full amount of nonrefundable processing fee pursuant to RMC 4-1-180A.

SECTION CLXXVIII.

Section 9-5-3 Preliminary Notice of

Latecomer's Agreement and Appeal Rights of Chapter 5 Latecomer's Agreements, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The Public Works Department shall determine the preliminary latecomer's area boundaries and draft the legal description of the

latecomer's boundary and a preliminary latecomer's boundary map. The City Clerk shall mail a notice to all owners of record of property within the latecomer's boundary and to the developer or holder of the latecomer's agreement. The notice shall include an approximation of the preliminary assessment, the proposed latecomer's boundary map and the description of the property owners' rights and option to participate in the latecomer's agreement. This preliminary notice form will not be recorded with King County. The property owners may, upon payment of the seventy five dollar (\$75.00) appeal fee, request an appeal hearing before the City Council within twenty (20) days of the mailing. Appeals must adhere to the criteria established under Section 9-5-5c of this Chapter but will be limited to the issue of whether or not a specific property should be included in the latecomer's area. The City Council, by ordinance or voice vote may delegate the Hearing Examiner or other hearing officer to hold the requisite public hearing and establish a record, together with a recommendation for the City Council. The City Council's ruling is determinative and final.

SECTION CLXXIX. Subsection 9-5-5A of Section 5 Final Latecomer's Agreement of Chapter 5 Latecomer's Agreements, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

Preparation of Proposed Final Assessment Roll: Following construction, the Public Works Department shall prepare a final proposed latecomer's agreement which will include a legal description and a map of the latecomer's boundary. The cost of the improvements will be spread among the property owners based

upon their pro rata share of said costs. The costs will become payable upon the issuance of a City permit authorizing the benefitting property owner(s) to construct improvements that would allow the user(s) property to derive direct benefit from these facilities. The method of assessment to be used will be one or more of the following methods, unless otherwise approved or directed by the City Council:

1. Front foot method;
2. Zone front food method.
3. Square footage method.
4. Trip generation (traffic) method.
5. Other equitable method, as determined by the City.
6. Any combination of the above methods.

The method(s) used and the dollar amount(s) will be included in the final latecomer's agreement.

SECTION CLXXX.

Section 9-8-10 Permit Required of Chapter 8

Sidewalk Construction, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

Any person desiring to change or relocate any sidewalk in front of and abutting their property shall make application in writing to the Department of Community and Economic Development of the City and such application shall contain, among others, the exact location of such proposed change or relocation, the location of any new sidewalk to be laid and the connection and location of other sidewalks upon such street; no change or relocation of any sidewalk shall be made until the issuance of an appropriate permit therefor.

SECTION CLXXXI.

Section 9-9-3 City Council to Authorize Closing of Chapter 9 Street Closure, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Notices herein provided shall be given pursuant to a resolution of the Council and be in the name of the City of Renton, signed by the responsible Department Administrator or designee; provided, however, that in case of any emergency such streets shall be closed upon the posting of notice of the closing thereof, signed by the Administrator or designee without any action on the part of the Council; and further provided, that in the case of a closure of one day or less, such streets shall be closed upon the posting of notice of the closing thereof, signed by the Administrator or designee without any action on the part of the Council.

SECTION CLXXXII.

Section 9-9-4 Emergency Closing of Chapter 9 Street Closure, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

In cases of emergency, the Council or Responsible Official may, without publication or delay, close any such street or avenue of part thereof temporarily by posting notices at each end of and at all crossroads or streets and all roads or streets leading into or out from any street or avenue or part thereof to be temporarily closed. In all emergency cases, as herein provided, the orders of the Council or the Responsible Official shall be immediately effective.

SECTION CLXXXIII.

Section 9-10-1 Permission Required of

Chapter 10 Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

It shall be unlawful for any person, firm, corporation or association to construct, cut up, dig up, undermine, break, excavate, tunnel or in any way disturb or obstruct any street, alley or any street pavement, street curb, sidewalk, driveway or improvement in the City without first having obtained written permission as herein provided; provided, however, that in case of an emergency occurring outside the regular office hours whenever an immediate excavation may be necessary for the protection of life or private property, such matter shall be reported immediately to the Department of Community and Economic Development of the City, who may thereupon grant permission to make the necessary excavation upon the express condition that an application for a permit be made in the manner herein provided, on or before noon of the next following business day.

SECTION CLXXXIV.

Section 9-10-2 Condition of Permit of

Chapter 10 Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Department of Community and Economic Development shall grant such permit only upon compliance with the following terms and conditions:

A. The party requesting such permit shall make application in writing and simultaneously therewith file with the City’s

Department of Community and Economic Development a plat or sketch drawn to scale showing the location and plan of the construction, excavation, cutting or other work desired to be done, and the street, alley or place to be so used, together with a full description of the nature of the work. The City's Department of Community and Economic Development shall thereupon examine such application and upon approval thereof and the filing of a proper performance bond, as hereinbelow set forth, the Department of Community and Economic Development shall thereupon issue a permit.

B. Such permit shall specify the place where such acts are to be performed and done together with a description of the proposed work to be done under such permit; the length of time allowed for the completion thereof; the permittee shall further be required to replace, to its former condition, whatever portion of the street, sidewalk, driveway, alley, pavement, curb or improvement that may have been disturbed or affected in any way during such work, and such permit may further specify whether the City elects to do the work of restoring the surface as hereinafter provided.

C. The acts and work permitted under such permit, and the restoration to its former condition of such street, alley, pavement, curb or improvement, shall at all times be performed under the supervision and control of the authorized representative of the Department of Community and Economic Development, but at the sole cost and expense of the permittee.

D. In making any excavation, cut or break in any public street, sidewalk, alley or like improvement, the materials thus excavated from the trenches thereof not otherwise suitable for backfilling shall be disposed of as directed by the Community and Economic Development Administrator or authorized representative. All such excavations shall be backfilled with approved materials and shall be

compacted by water or mechanical tamping.

E. The maximum length of any open trench during such work shall at no time exceed two hundred (200) lineal feet, except when otherwise granted by special written permission from the Department of Community and Economic Development .

F. All existing storm sewer facilities and outer utilities that are moved or disconnected during such work shall be replaced immediately as directed. A concrete saw shall be used to cut all pavement so as to produce a reasonable square and true edge without spalling or cracking into adjacent pavement.

G. If the Department of Community and Economic Development so elects, all excavated materials within the street right-of-way shall be removed and disposed of and planks and saddles placed over trenches so as to provide safe and adequate passage for vehicular and pedestrian traffic at all times.

H. In excavating any such public street, avenue, curb, alley, sidewalk or like improvement, the surface material and earth removed must be kept separate and deposited in a manner that will occasion the least inconvenience to or interference with the public, with adequate provision for proper surface drainage and safe passage for the traveling public. Such surface or pavement, after refilling, shall be placed in as good condition and wear as it existed immediately prior to the excavations. If the permittee shall fail to complete such work and restore such street, sidewalk, driveway, alley, pavement, curb or like improvement before the expiration of the time fixed by such permit, the Department of Community and Economic Development shall, if it deems it advisable, cause such work to be done by the City or any other party in order to return such street, sidewalk, driveway, alley, pavement, curb, improvement or place to its original and proper condition as it existed immediately prior to such excavation; in such case the

permittee shall be liable unto the City for any and all work performed and the City shall have the right to proceed against the performance bond filed by said permittee as herein provided. In addition, the City shall have a right of action against such permittee for all fees, expenses and costs paid out and incurred in connection with such work, not otherwise covered by said bond, or the City may elect to proceed against such permittee directly for all of said work as the City may elect.

I. The permittee as a further condition to the issuance of such permit shall warrant and guarantee unto the City the work performed and the restoration of the premises for a period of one year from the date of completion of such work.

When a permit is issued for the excavation for the purpose of installing, maintaining, repairing, or replacing any underground utility within a street, alley or public place, to private property for use of such utility thereon, the permittee or the owner of the premises if the permittee is a person other than the owner, shall further agree, in the application for any such permit, that if the structure or facility on any private property to which the utility is introduced or furnished by the service line shall thereafter cease to be occupied or shall no longer be used or useful, the permittee and each of its successors and assigns will, upon any such occurrence, cut and cap the service line to prevent further service of utility to the structure or facilities, or, upon written demand of the Department of Community and Economic Development, take such similar action. Upon completion of such work, including the capping of utility, the same shall be reported to the Department of Community and Economic Development in writing. Permittee agrees, whenever possible, to notify the City in writing whenever any such structure or facility has ceased to be serviced by the utility or has otherwise discontinued or abandoned the use thereof.

J. The Department of Community and Economic Development shall have the right to elect, and to specify such election on the permit to be issued, that the refilling of all trenches made in a public street, alley or highway, and the repaving or resurfacing thereof, may be done by the City and any and all cost and expenses in connection therewith to be charged to and paid by the permittee and/or the sureties of his performance bond. Such bond shall be in an amount not less than the anticipated cost of the work to be done or minimum of one thousand dollars (\$1,000.00). The City may also demand an adequate cash sum as security to cover such estimated cost at the time of issuing such permit.

SECTION CLXXXV.

Section 9-10-4 Permittee Liable of Chapter

10 Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

The permittee shall notify the Department of Community and Economic Development and the Police Department when such excavation is to take place and for what duration. Immediately upon completion of the acts or work allowed under such permit, written notice thereof shall be given to the Department of Community and Economic Development by the permittee. Any delay after such completion in giving such written notice to the Department of Community and Economic Development shall render the permittee liable, as well as the surety on his bond, in a sum of not less than twenty five dollars (\$25.00) for each day of any such delay.

SECTION CLXXXVI.

Section 9-10-5 Bond Required of Chapter 10

Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled

“Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The applicant for any such permit, prior to the issuance thereof as herein provided shall execute and deliver unto the City and file with its Department of Community and Economic Development a performance bond in such amount as shall be fixed by the Department of Community and Economic Development with sureties to be approved by the Department of Community and Economic Development ; a three hundred fifty dollar (\$350.00) cash bond may be posted with the Department of Community and Economic Development for curbs, sidewalks and driveways less than thirty five feet (35') in length which have been in existence as accepted City street improvements for a period of more than three (3) years and a five hundred dollar (\$500.00) cash bond may be posted with the Department of Community and Economic Development for curbs, sidewalks and driveways less than thirty five feet (35') in length, which have been in existence as accepted street improvements less than three (3) years. However, in the case of a single-family residence, in which the owner resides and has resided for two (2) years previous to application for a curb cut permit, then in any such case the amount of the cash bond shall be set at one hundred dollars (\$100.00). The said cash bond will be returned to applicant when work is accepted by the City, less any sum due City under the terms of this Ordinance. For work over thirty five feet (35') in length the bond shall be in an amount not less than the anticipated cost of the work to be done or a minimum of one thousand dollars (\$1,000.00). Such bond or any additional bond and/or separate liability insurance coverage, with limits of not less than one hundred thousand dollars/three hundred thousand dollars (\$100,000.00/\$300,000.00) for public liability and not less than fifty thousand dollars (\$50,000.00) for property damage shall also provide that the applicant will keep and save the City harmless from any and all claims, liabilities, judgments, loss, damages and expenses

arising from any acts which said permittee may do under the permit, or which may be done by any of his agents, servants, representatives or employees in excavating or disturbing any such alley, street, pavement, curb or improvement, or by reason of the violation of any of the provisions of this Chapter; and to otherwise fully warrant the work and acts required hereunder for a period of one year.

SECTION CLXXXVII.

Section 9-10-6 Safety Devices and Barriers

Required of Chapter 10 Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

In case any public street, alley, pavement, curb, sidewalk or like improvement shall be dug up, excavated, undermined, cut or disturbed, the permittee shall cause to be erected and distributed, and at all times maintained throughout such excavation work, such barriers, lights, signs, flagmen and other safety devices as may be required by the Department of Community and Economic Development and the Police Department of the City, and in accordance with WISHA standards, and failure to do so shall constitute a violation of this Chapter.

SECTION CLXXXVIII.

Section 9-10-8 Bond Required of Chapter 10

Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Whenever any work is being done in an unsafe manner or contrary to the provisions of this Chapter, the Administrator of the Department of Community and Economic Development may order the work stopped by notice in writing served on any persons

engaged in the doing or causing such work to be done. Any such person shall forthwith stop such work until authorized by the Administrator to proceed with the work. Any and all conditions deemed unsafe shall be corrected or removed immediately at the contractor's expense.

SECTION CLXXXIX.

Subsection 9-10-11C of Section 11 Trench

Restoration and Street Overlay Requirements of Chapter 10 Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

C. Application: The following standards in this Section shall be followed when doing trench or excavation work within the paved portion of any City of Renton right-of-way. Modifications or exemptions to these standards may be authorized by the Community and Economic Development Administrator, or authorized representative, upon written request by the permittee, the permittee's contractor or engineer, and demonstration of an equivalent alternative.

SECTION CXC.

Section 9-10-12 Violations and Penalties of Chapter

10 Street Excavations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," is hereby amended to read as follows:

It shall be unlawful for any person, firm or corporation to construct, alter, repair, remove or improve any facility located on public right-of-way without the required permits or authorization of the Community and Economic Development Administrator or his duly authorized representative. Unless otherwise specified, violations of this Chapter are misdemeanors subject to RMC 1-3-1.

SECTION CXCI.

Section 9-11-3 System of Numbering of Chapter 11

Street Grid System, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Addresses shall be assigned by the Department of Community and Economic Development according to the following criteria:

- A. Numbering from north to south shall progressively increase from the 100 block south of Airport Way; from south to north shall progressively increase from the 50 block north from Airport Way.
- B. Numbering from east to west, and west to east shall progressively increase from the 50 block bound by Hardie and Rainier Avenues.
- C. Along all avenues, or roadways, running northerly and southerly, those lots on the easterly side thereof shall take even numbers, and those lots on the westerly side thereof shall take odd numbers. Along all streets, or roadways, running easterly and westerly, those lots on the northerly side thereof shall take even numbers and those lots on the southerly side thereof shall take odd numbers.
- D. In the case of a winding or curvilinear roadway, such roadway shall be designated as an avenue, street, drive, lane, road, court, or circle, and, the predominant direction either north-south or east-west determined. In such case the odd-even address convention shall be applied consistently along the entire length of the roadway.
- E. Each block or equivalent is allotted one hundred (100) numbers in sequence on each street or avenue based upon the City grid system established herein, except between South 6th Street and North 12th Street within which boundaries each block is allotted fifty (50) numbers in sequence. Despite the grid system, the numbering will begin at the

actual roadway intersections as constructed.

F. Approved numbers or addresses as issued by the Department of Community and Economic Development shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the roadway fronting the property, or in a location approved by the Fire Chief. Said numbers shall contrast with their background.

G. All numbers placed on buildings shall be block style. Numbers placed on single-family residential dwellings shall be a minimum of four inches (4") in height. Numbers for multi-family residential, neighborhood commercial or small business structures with fifty foot (50') or less setback shall be a minimum of six inches (6") in height; and for such structures with more than fifty foot (50') setback, numbers shall be from eight to twelve inches (8" to 12") in height. Numbers for large commercial or industrial structures with one hundred foot (100') or less setback shall be a minimum of eighteen inches (18") in height; and for such structures with more than one hundred foot (100') setback, numbers shall be a minimum of twenty four inches (24") in height.

Whenever a building is situated more than fifty feet (50') from the road, or when the view of the building is blocked, the number shall be conspicuously placed on a post, gate, fence, tree, etc. This placement must be somewhere in an arc within thirty feet (30') from where the center of the driveway or access meets the road. It shall be posted in such a way so that the address placard is parallel with the main roadway or visible when accessing from either direction. It shall be at a height of between four (4') and six feet (6') from the level of the road. On roads that may be accessed from only one direction, the placard may be posted perpendicular to the main roadway in such way that it is clearly visible when being approached by emergency responders. Addressable entities other than buildings, such as recreational lots or standalone utility sites, shall display the address at the access or driveway in the same manner as a building located more than fifty feet (50') from a

roadway.

SECTION CXCII. Subsection 9-11-6B of Section 6 Annexations of Chapter 11 Street Grid System, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

In the event of a street name change, staff assigned by the Community and Economic Development Administrator shall immediately notify all property owners, utilities, the U.S. Postmaster, police, fire, and emergency services of the changes. Property owners shall be notified of additional requirements to change structure address numbers to conform with this Code.

SECTION CXCI. Subsection 9-14-3A of Section 3 Hearing, Notice Required of Chapter 14 Vacations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

After verification of the petition by the Public Works Administrator or duly authorized representative, the City Council shall by resolution fix the time for the hearing on such petition, which time shall not be more than sixty (60) days nor less than twenty (20) days after the passage of such resolution. Notice thereof shall be given as provided for by RCW 35.79.020. Additional notice shall be required for vacation petitions of a developed street. Notice shall be mailed to all property owners within a radius of three hundred feet (300') of the proposed vacation area. The hearing shall be held before the City Council as provided for in RCW 35.79.020, as amended.

SECTION CXCIV. Subsection 9-14-10E of Section 10 Administrative Procedure for Right-of-Way Vacations of Chapter 14 Vacations, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Public Works Administrator reviews and approves final report.

SECTION CXCV. Section 9-15-2 Notice to Destroy of Chapter 15 Weeds and Noxious Matter, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Community and Economic Development Administrator, or his duly authorized representative, is hereby authorized and directed to notify, in writing, the owner or occupant of any such lot, place or area within the City, or the agent of such owner and if the owner cannot be located, then the occupant of such property, to cut, destroy and/or remove any such weeds or deleterious, unhealthful growth or other noxious matter found growing, lying or located on such owner's or occupant's property and thereupon such matter shall be removed by such owner or occupant within thirty (30) days from the date of such notice. In the event of any growth, vegetation, hedge, fence, tree or other obstruction encroaching upon any public right-of-way as hereinabove specified, a like prior notice shall be given unto such owner or occupant and the removal of such encroachment shall likewise be completed within thirty (30) days thereof. Such notice shall be either in person or by certified mail addressed to said owner, occupant or agent of said owner at his last known mailing address.

SECTION CXCVI. Section 9-15-4 Action Upon Noncompliance of Chapter 15 Weeds and Noxious Matter, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Upon the failure, neglect or refusal of any owner, occupant or agent so notified to cut, destroy and/or remove weeds, noxious or deleterious, unhealthful growth or other noxious matter growing, lying or located upon such property, or any hedge, tree, fence or similar vegetation encroaching upon any public right-of-way, including alleys, sidewalks, streets or walkways abutting same, within thirty (30) days after receipt of such written notice as provided for in the above Section, or within fifteen (15) days after date of such notice in the event that same is returned to the City because of its inability to make delivery thereof, providing the same was properly addressed to the last known mailing address of such owner, occupant or agent, then in any such case, the Administrator of the Department of Community and Economic Development or his duly authorized representative is hereby authorized and directed to cause such cutting, destroying and/or removal of such matter, as hereinabove described, or to have same done by any third party or to order the removal thereof by City forces.

SECTION CXCVII. Subsection 9-16-8A of Section 8 Final Special Assessment District Ordinance of Chapter 16 Special Assessment Districts, of Title IX Public Ways and Property of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Preparation Of Proposed Final Assessment Roll: Following construction the Public Works Department shall prepare a final special assessment district ordinance which will include a legal description and

a map of the district boundary. The cost of the improvements will be spread among the property owners based upon their pro rata share of said costs. The method of assessment to be used will be one of or a combination of the following methods, unless otherwise approved or directed by the City Council:

1. Front foot method.
2. Zone front foot method.
3. Square footage method.
4. Per unit method.
5. Trip generation (traffic) method.
6. Other equitable method, as determined by the City.
7. Any combination of the above methods.

The method(s) used and the dollar amount(s) will be included in the final special assessment district ordinance.

SECTION CXCVIII.

Section 10-8-3 Erection of Signs of Chapter

8 One-Way Streets and Alleys, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The Public Works Administrator is authorized and directed to establish from time to time appropriate regulations pursuant hereto, for control, travel, parking, crossings, speeds and uses of said one-way streets, and to erect signs, place markings and signals on said streets as may be found appropriate and necessary for such control purposes. Upon these designated streets and parts of streets, vehicular traffic shall move only in the indicated direction and signs indicating the direction of traffic shall be erected and maintained at each intersection where movement in the opposite direction is prohibited hereunder.

SECTION CXCIX.

Subsection 10-10-4H.3 of Section 4 Parking Prohibited or Restricted By the Time Limit, During Certain Hours, or Limited to Handicapped Persons of Chapter 10 Parking Regulations, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Permit parking may require a specific permit for a particular area. A person seeking a permit for parking in a designated area for permit parking must register with the City as follows: City employees register with the Personnel Department; residents register with the Development Services Division of the Department of Community and Economic Development. Obtaining a permit by any other means shall be an infraction.

SECTION CC.

Subsection 10-10-5B of Section 5 Stopping, Standing and Parking of Transit Coaches and Taxicabs Regulated of Chapter 10 Parking Regulations, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The operator of a transit coach shall not stop same upon any street or public property at any place for the purpose of loading or unloading passengers or baggage other than that at a public carrier zone or stop so designated as provided herein, except in case of emergency. Under special circumstances, exemption from Section 10-10-5B may be granted by written approval by the Public Works Department.

This provision does not apply to the operation of paratransit services that have obtained the authority to operate within the City by registration with the Public Works Department.

SECTION CCL

Section 10-10-6 Signs and/or Markings Required of

Chapter 10 Parking Regulations, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Whenever by this Chapter or any amendments thereto, or by order of the Public Works Administrator, there is imposed a particular parking time limit or parking restriction or prohibition on any particular street or public property, or in any particular district, it shall be the duty of the Public Works Administrator to erect appropriate signs and/or markings giving notice thereof, and no regulation shall be effective unless said signs are erected and in place at the time of any alleged offense; provided, however, that this provision shall not apply to any parking restriction or prohibition that is enforced through the city; and this provision shall not require the sign posting of a fire hydrant, railroad crossing, crosswalk, intersection, travel lane, driveway, bridge, tunnel, cross-hashed barrier or multiple laned street on which curb parking is not specifically authorized by appropriate markings.

A. Number of Signs Required: The number of signs shall be determined on the basis of sight distance impairment.

B. Painted Curbs Required: With exception of fire hydrants, painted curb markings shall not be utilized except in conjunction with appropriate signs.

1. The curbs of all areas designated as fire zones shall be painted red.
2. The curbs of all areas designated as prohibited parking zones or areas and the location of fire hydrants may be painted red.
3. The curbs of all areas designated as loading zones and school bus zones shall be painted yellow.
4. The curbs of all areas designated as public carrier zones or stops shall be painted in alternating strips of red and yellow.

SECTION CCII. Section 10-13-4 Responsible City of Renton Agency of Chapter 13 Commute Trip Reduction, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

The City agency responsible for implementing this Chapter, the CTR Plan, and the City CTR Program is the Department Public Works through the Administrator or his/her designee who is hereby given authority necessary to carry out administrative responsibilities itemized in, and referenced by this Chapter.

SECTION CCIII. Section 10-13-7 Record Keeping of Chapter 13 Commute Trip Reduction, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Affected employers shall maintain all records required by the Public Works Department for the duration of the CTR Chapter.

SECTION CCIV. Subsection 10-13-8C of Section 8 Schedule and Process For CTR Reports, Program Review and Implementation of Chapter 13 Commute Trip Reduction, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Content of Annual Report: The annual progress report shall describe each of the CTR measures that were in effect for the previous year, the results of any commuter surveys undertaken during the year, and the number of employees participating in CTR programs. Survey information or alternative information approved by the Public Works

Department must be provided in the 1995, 1997, 1999, 2001, 2003, and 2005 reports.

SECTION CCV. Subsection 10-13-8E of Section 8 Schedule and Process For CTR Reports, Program Review and Implementation of Chapter 13 Commute Trip Reduction, of Title X Traffic of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington,” is hereby amended to read as follows:

Extensions: An employer may request additional time to submit a CTR program or CTR annual progress report, or to implement or modify a program. Such requests shall be made in writing prior to the due date anytime the program submission will be more than one week late. Extensions not to exceed ninety (90) days shall be considered for reasonable causes. Employers will be limited to a total of ninety (90) allowed extension days per year. Extensions shall not exempt an employer from any responsibility in meeting program goals. Extensions granted due to delays or difficulties with any program element(s) shall not be cause for discontinuing or failing to implement other program elements. An employer’s annual reporting date shall not be adjusted permanently as a result of these extensions. An employer’s annual reporting date may be extended at the discretion of Public Works Department.

This Ordinance shall be effective upon its passage, approval, and thirty days after its publication.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2009.

Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this _____ day of _____, 2009.

Denis Law, Mayor

Approved as to form:

Lawrence J. Warren, City Attorney

Date of Publication: _____

ATTACHMENT A

	RESIDENTIAL ZONING DESIGNATIONS								INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
USES:	RC	R-1	R-4	R-8	RMH	R-10	R-14	RM	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
M. STORAGE																			
Hazardous material storage, on-site or off site, including treatment									H24	H24	H24								
Indoor Storage									P	P	P	AC11	AC11	AC11	AC11	AC11	Ac11		
Outdoor Storage, existing									P57	P57	P57			P64					
Outdoor Storage, new										P57	P57			P64					
Self-service Storage								P8	P58	P59	P	H26		H26					
Vehicle Storage														AD38					
Warehousing									P	P	P								

ATTACHMENT B

	RC	R-1	R-4	R-8
BUILDING STANDARDS				
Maximum Building Height and Number of Stories , except for uses having a “Public Suffix” (P) designation ⁹	30 ft.	30 ft.	30 ft. for standard roof. 2 stories and and 35 ft. for roofs having a pitch greater than 3/12.	30 ft.
Maximum Height for Wireless Communication Facilities	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.
Maximum Building Coverage (<i>Including primary and accessory buildings</i>)	Lots 5 acres or more: 2%. An additional 5% of the total may be used for agricultural buildings. Lots 10,000 sq. ft. to 5 acres: 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings. Lots 10,000 sq. ft. or less: 35%	35%	Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater. Lots 5,000 sq. ft. or less: 50%.	Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater. Lots 5,000 sq. ft. or less: 50%.
Vertical Façade Modulation			All dwelling units shall provide vertical façade modulation at least every twenty horizontal feet (20’), including front, side and rear facades when visible from a street.	

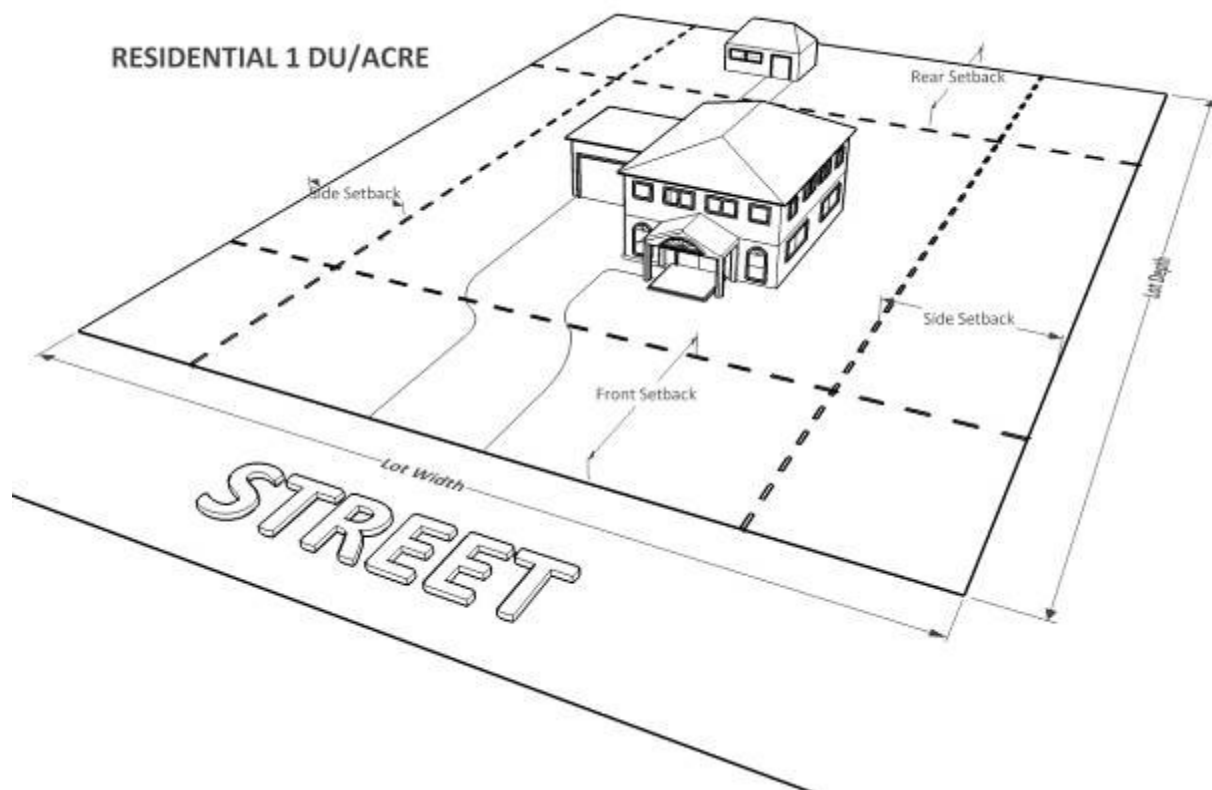
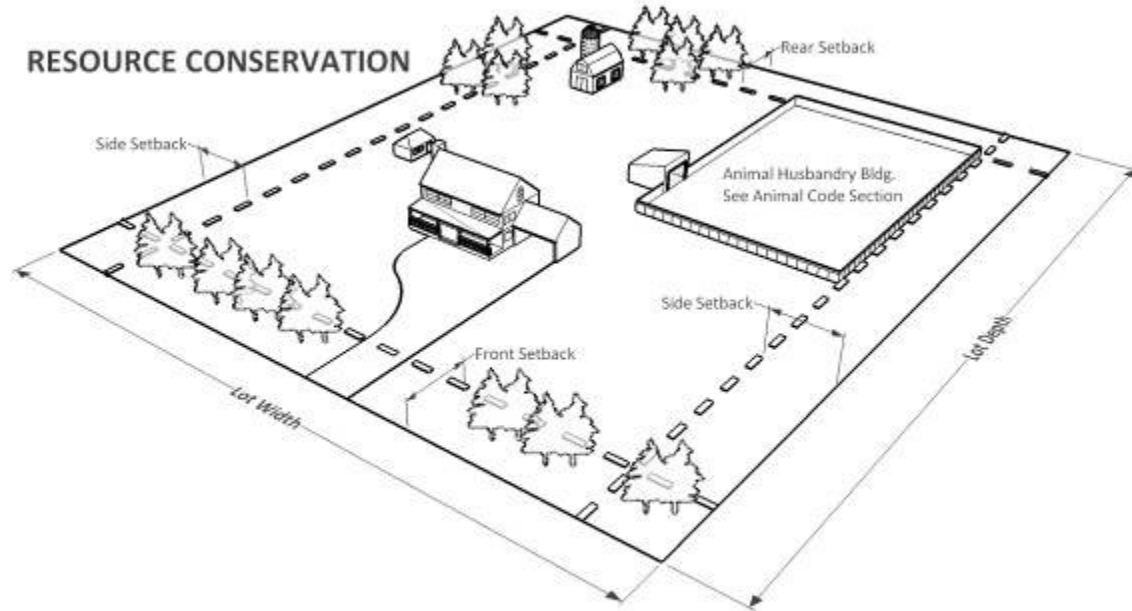
ATTACHMENT C

	RC	R-1	R-4	R-8
HEIGHT				
Maximum Building Height and Number of Stories , except for uses having a “Public Suffix” (P) designation ^{8,9}	Accessory structures- 15 ft. Animal Husbandry or agricultural related structures 30 ft.	Accessory structures- 15 ft. Animal Husbandry or agricultural related structures 30 ft.	Accessory structures- 15 ft. Animal Husbandry or agricultural related structures- 30 ft.	Accessory structures- 15 ft. Animal Husbandry or agricultural related structures- 30 ft.

ATTACHMENT D

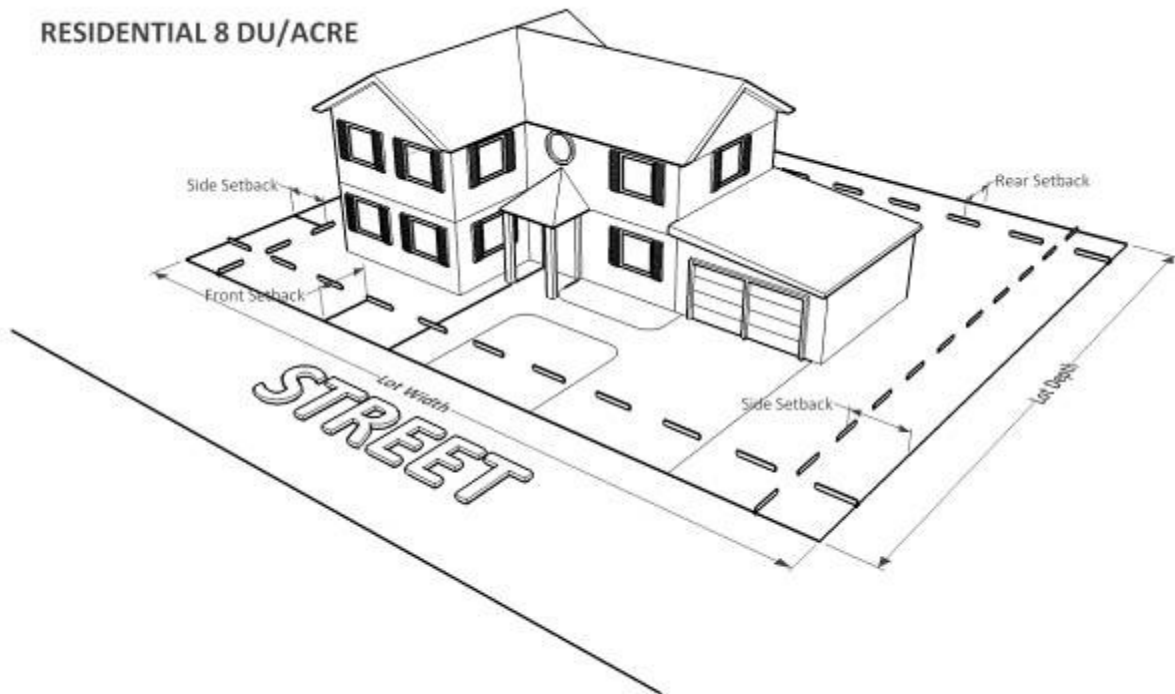
	NEW PARK Development or Redevelopment	INDIVIDUAL MANUFACTURED HOME SPACES Primary and Attached Accessory Structures	DETACHED ACCESSORY STRUCTURES⁵
BUILDING STANDARDS			
Maximum Building Height and Maximum Number of Stories	30 ft.	30 ft.	15 ft.
Maximum Height for Wireless Communication Facilities	See RMC 4-4- 140G.	See RMC 4-4-140G.	See RMC 4-4-140G.
Maximum Building Coverage (Including the primary manufactured home and all enclosed accessory structures and required deck or patio.)	NA	60%	The building coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum building coverage of this Zoning District.

ATTACHMENT E

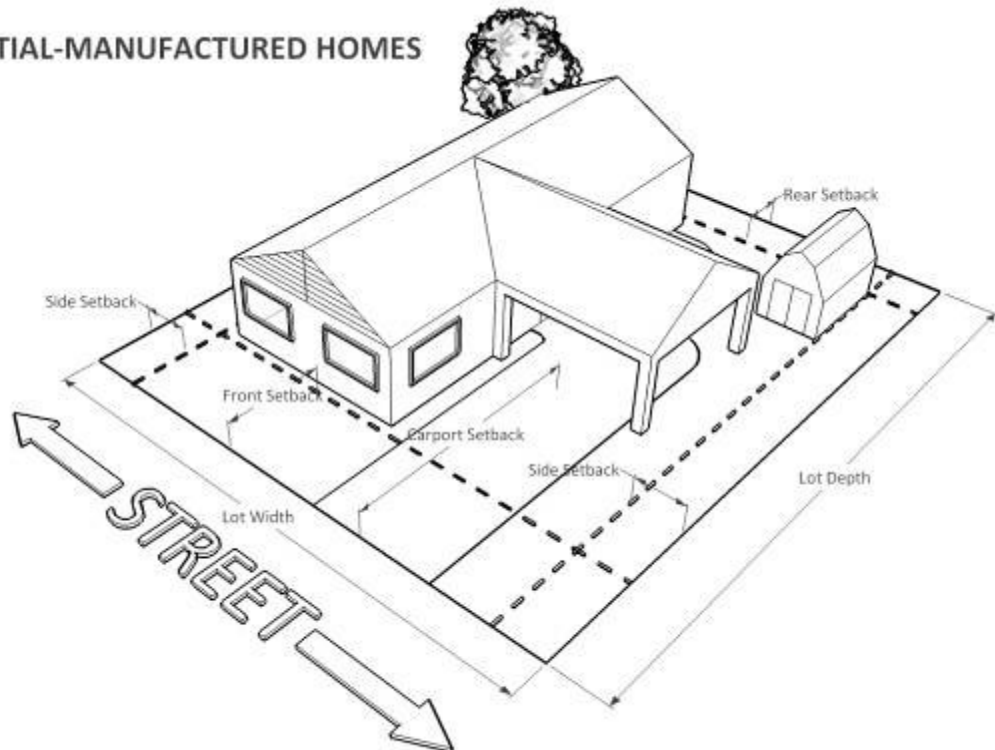


ATTACHMENT E

RESIDENTIAL 8 DU/ACRE



RESIDENTIAL-MANUFACTURED HOMES



ATTACHMENT F

	R-10	R-14	RM
DENSITY (Net Density in Dwelling Units Per Net Acre)			
Minimum Housing Density ^{4, 13}	For parcels over ½ gross acre: 4 units per net acre for any subdivision or development. ^{4, 13} Minimum density requirements shall not apply to: a) the renovation or conversion of an existing structure, or b) the subdivision, and/or development of a legal lot ½ gross acre or less in size as of March 1, 1995.	10 units per net acre. ^{4, 13} Minimum density requirements shall not apply to the renovation of an existing structure.	For any subdivision, and/or development: ^{4, 13} “U” suffix: ¹⁰ 25 units per net acre. “T” suffix: ¹⁰ 14 units per net acre. “F” suffix: 10 units per net acre. Minimum density requirements shall not apply to the renovation or conversion of an existing structure.
Maximum Housing Density	For developments or subdivisions including attached or semi-attached dwellings: 10 dwelling units per net acre. ⁴	For developments or subdivisions: 14 dwelling units per net acre, except that density of up to 18 dwelling units per acre may be permitted subject to conditions in RMC 4-9-065, Density Bonus Review. ⁴ Affordable housing bonus: Up to 30 dwelling units per acre may be permitted on parcels a minimum of two acres in size if 50% or more of the proposed dwelling units are affordable to low income households with incomes at or below 50% of the area median income.	For any subdivision, and/or development: ⁴ “U” suffix: 75 units per net acre. ^{10, 24} “T” suffix: 35 units per net acre. ¹⁰ “F” suffix: 20 units per net acre.
PLATS OR SHADOW PLATS			
General	Uses shall be developed on a “legal lot.” For the purposes of this subsection, “legal lot” means: <ul style="list-style-type: none"> • a lot created through the subdivision process, or • created through another mechanism which creates individual title for the residential building and any associated private yards. If title is created through another mechanism other than a subdivision, the development application	All Uses: Uses may be developed on either: a) properties which are platted through the subdivision process; or b) properties which are to remain unplatted. For properties which are to remain unplatted, the development application shall be accompanied by a shadow plat and, if applicable, phasing or land reserve plan. For purposes of this zone, “lot” shall mean legal platted lot and/or equivalent shadow platted land area. ¹⁸ Covenant shall be filed as part of a final plat in order to address the density and unit mix requirements of the zone.	NA

ATTACHMENT F

	shall be accompanied by a shadow plat and, if applicable, phasing or land reserve plan. ¹⁸ Covenants shall be filed as part of a final plat in order to address the density and unit mix requirements of the zone.		
DWELLING UNIT MIX			
General	<p>Existing development: None required.</p> <p>For parcels which are a maximum size of ½ acre as of the effective date hereof (March 1, 1995): None required.</p> <p>Full subdivisions and/or development on parcels greater than ½ acre, excluding short plats: A minimum of 50% to a maximum of 100% of detached or semi-attached dwelling units. A minimum of one detached or semi-attached dwelling unit must be provided for each attached dwelling unit (e.g. townhouse or flat) created within a proposed development. A maximum of 4 units may be consecutively attached.⁴</p>	<p>A minimum of 50% to a maximum of 100% of permitted units shall consists of detached, semi-attached or up to 3 consecutively attached townhouses. Up to 4 townhouse units may be consecutively attached if provisions of RMC 4-9-065, Density Bonus Review, are met.</p> <p>A maximum of 50% of the permitted units in a project may consist of:</p> <ul style="list-style-type: none"> • 4 to 6 consecutively attached townhouses; • Flats; • Townhouses/ flats in one structure. <p>Provided that buildings shall not exceed 6 dwelling units per structure, except as provided in RMC 4-9-065, Density Bonus Review</p>	NA
NUMBER OF DWELLING UNITS PER LOT			
General	Only 1 residential building (e.g., detached dwelling, semi-attached dwelling, townhouse, flat, etc.) with a maximum of 4 residential units and associated accessory structures for that building shall be permitted on a legal lot except for residential buildings legally existing at the effective date hereof. For purposes of this subsection, “legal lot” means a lot created through the subdivision process, or through another mechanism which creates individual title for the residential building and any associated private yards (e.g., condominium). ⁴	1 residential structure and associated accessory buildings for that structure shall be permitted per lot, except for residential buildings legally existing at the date of adoption of this Section. ⁴	NA
LOT DIMENSIONS			

ATTACHMENT F

Minimum Lot Size <i>for lots created after July 11, 1993</i>	Density requirements shall take precedence over the following minimum lot size standards. For parcels which exceed ½ acre in size: Detached and semi-attached dwelling units: 3,000 sq. ft. per dwelling unit. 2 flats: 5,000 sq. ft. per structure. 3 flats: 7,500 sq. ft. per structure. 4 flats: 10,000 sq. ft. per structure. For parcels that are ½ acre or less in size as of March 1, 1995: No minimum lot size requirement when they are subsequently subdivided. Density requirements shall apply.	Residential Uses: Detached or semi-attached units: 5,000 sq. ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/end unit: 2,500 sq. ft. Attached interior/middle unit: 2,000 sq. ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/end townhouse unit: 2,000 sq. ft. Attached interior/middle townhouse unit: 1,800 sq. ft. Commercial or Civic Uses: None.	None
Minimum Lot Width <i>for lots created after July 11, 1993</i>	Detached or semi-attached dwellings: Interior lots: 30 ft. Corner lots: 40 ft. Townhouses: 20 ft. ¹⁹ Flats: 50 ft.	Residential Uses: Detached or semi-attached: 30 ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/end townhouse unit: 25 ft. Attached interior/middle townhouse unit: 20 ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/interior townhouse unit: 20 ft. Flats: 50 ft.	“T” suffix: 14 ft. All other suffixes: 50 ft.
Minimum Lot Depth <i>for lots created after July 11, 1993</i>	55 ft. ¹⁹	Residential Uses: Detached or semi-attached: 50 ft. Up to 3 Townhouse Units Consecutively Attached: Attached interior/exterior townhouse unit: 45 ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/interior townhouse unit: 40 ft. Flats: 35 ft.	65 ft.
SETBACKS⁸			

ATTACHMENT F

Minimum Front Yard	<p>Along streets existing as of March 1, 1995: 20 ft.^{9, 20}</p> <p>Along streets created after March 1, 1995: 10 ft. for the primary structure and 20 ft. for attached garages which access from the front yard street(s).²⁰</p>	<p>Residential Uses: Detached and semi-attached units with parking access provided from the front: 10 ft. for the primary structure and 20 ft. for attached or detached garage unit.²⁰ Detached and semi-attached units with parking access provided from the rear via street or alley: 10 ft.²⁰ Attached units, and their accessory structures with parking provided from the front: 10 ft. for the primary structure and 20 ft. for the attached or detached garage unit.²⁰ Attached units, and their accessory structures with parking provided from the rear via street or alley: 10 ft.²⁰ Commercial or Civic Uses: 10 ft. – except when abutting¹⁵ or adjacent¹⁴ to residential development then 15 ft.²⁰</p>	<p>“U” suffix: 5 ft.^{1, 2} “T” suffix: 5 ft. “F” suffix: 20 ft.</p>
Minimum Side Yard Along a Street	<p>10 ft. for a primary structure, and 20 ft. for attached garages which access from the side yard street.²⁰</p>	<p>Residential Uses: 10 ft. for a primary structure, and 18 ft. for attached garages which access from the side yard street.²⁰</p>	<p>“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft. All other suffixes with lots over 50 ft. in width: 20 ft.</p>
Minimum Side Yard	<p>Detached dwellings: 5 ft.^{3, 20}</p> <p>Semi-attached and Attached Units: 5 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s).²⁰</p> <p>Abutting RC, R-1, R-4, or R-8:¹⁵ 25 ft. interior side yard setback for all structures containing 3 or more attached dwelling units on a lot.²⁰</p>	<p>Residential Uses: Detached and semi-attached primary structures: 5 ft.²⁰ Attached townhouses, flats and their accessory structures: 5 ft. on both sides. 10 ft. when the lot is adjacent¹⁴ to a lower intensity residentially zoned property.²⁰ Attached accessory structures: None required.²⁰ Civic or Commercial Uses: None- except when abutting¹⁵ or adjacent¹⁴ to residential development- 15 ft.²⁰</p>	<p>“T” suffix- Attached Units: A minimum of 3 ft. for the unattached sides(s) of the structure. 0 ft. for the attached side(s). Standard Minimum Setbacks for all other suffixes: Minimum setbacks for side yards:²² Lot width less than or equal to 50 ft.- Yard Setback: 5 ft. Lot width: 50.1 to 60 ft.- Yard Setback: 6 ft. Lot width: 60.1 to 70 ft.- Yard Setback: 7 ft. Lot width: 70.1 to 80 ft.- Yard Setback: 8 ft. Lot width: 80.1 to 90 ft.- Yard Setback: 9 ft.</p>

ATTACHMENT F

			<p>Lot width: 90.1 to 100 ft.- Yard Setback: 10 ft. Lot width: 100.1 to 110 ft.- Yard Setback: 11 ft. Lot width 100.1+ ft- Yard Setback: 12 ft.</p> <p>Additional Setbacks for Structures Greater than 30 ft.: The entire structure shall be set back an additional 1 ft. for each 10 ft. in excess of 30 ft. up to a maximum cumulative setback of 20 ft.</p> <p>Special side yard setback for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10: ¹⁵ 25 ft. along the abutting side(s) of the property.</p>
Minimum Rear Yard	<p>Unit with Attached Street Access Garage: 15 ft. However, if the lot abuts a lot zoned RC, R-1, R-4, or R-8, a 25 ft. setback shall be required of all attached dwelling units.²⁰</p> <p>Units with Attached Alley Access Garage: 3 ft. provided that the garage must be set back a sufficient distance to provide a minimum of 24 ft. of back-out room, counting alley surface. If there is occupiable space above an attached garage with alley access, the minimum setback shall be the same as the minimum setback for the unit with an attached alley access garage.²⁰</p>	<p>Residential Uses with Street Access Garage: 15 ft.²⁰</p> <p>Residential Uses with Attached Alley Access Garage: 3 ft. provided that the garage must be set back a sufficient distance to provide a minimum of 24 ft. of back-out room, counting alley surface. If there is occupiable space above an attached garage with alley access, the minimum setback shall be the same as the minimum setback for the unit with an attached alley access garage.²⁰</p> <p>Commercial or Civic Uses: None- except when abutting ¹⁵ or adjacent ¹⁴ to residential development- 15 ft. ²⁰</p>	<p>“U” suffix: 5 ft. ^{1,2} unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft.</p> <p>“T” suffix: 5 ft.</p> <p>“F” suffix: 15 ft.</p>
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.
BUILDING STANDARDS			
Maximum	30 ft	Residential Uses: 30 ft. See RMC	“U” Suffix: 50 ft “T”

ATTACHMENT F

Building Height and Number of Stories , except for uses having a “Public Suffix” (P) designation ^{7, 21}		4-9-065, Density Bonus Review. Commercial Uses: 20 ft. Civic Uses: 30 ft.	Suffix: 35 ft “F” Suffix: 35 ft.
Maximum Height for Wireless Communication Facilities	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.
Building Location	NA	Residential Uses: Dwellings shall be arranged in a manner which creates a neighborhood environment. Residential units and any associated commercial development within an overall development shall be connected through organization of roads, blocks, yards, central places, pedestrian linkage and amenity features. Front facades of structures shall address the public street, private street or court by providing: -a landscaped pedestrian connection; and -an entry feature facing the front yard. Additional Requirements for Uses in the Center Village Comprehensive Plan Land Uses Designation: See urban design regulations in RMC 4-3-100.	NA
Building Design	NA	Residential Uses: Architectural design shall incorporate: a) Variation in vertical and horizontal modulation of structural facades and roof lines among individual attached dwelling units (e.g., angular design, modulation, multiple roof planes), and b) private entry features which are designed to provide individual ground-floor connection to the outside for detached, semi-attached, and townhouse units. Commercial or Civic Uses: Structures shall be: a) Designed to serve as a focal point for the residential community; and b) compatible with architectural character and site features of surrounding residential development and characteristics; and c) designed to	“U” suffix: Modulation of vertical and horizontal facades in required at a minimum of 2 ft. and at an interval of a minimum offset of 40 ft. on each building face. “U” and “T” suffixes: See RMC 4-3-100 for Urban Design Regulations.

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		include a common motif or theme; and d) pedestrian oriented through such measures as: pedestrian walkways, pedestrian amenities and improvements which support a variety of modes of transportation (e.g. bicycle racks). Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.	
Project Design Limitations	NA	Civic Uses The maximum lot area dedicated for civic uses shall be limited to 10% of the net developable area of a property. Building size shall be limited to 3,000 sq.ft. of gross floor area, except that by Hearing Examiner conditional use permit civic uses may be allowed to be a maximum of 5,000 sq. ft. for all uses. ⁴ Commercial Uses: The maximum area dedicated for all commercial uses shall be limited to 10% of the net developable portion of a property. Building size shall be limited to 3,000 sq. ft of gross floor area. ⁴ Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.	NA
Maximum Building Length	NA	Up to 3 Consecutively Attached Townhouses: Building length shall not exceed 85 ft., unless otherwise granted per RMC 4-9-065, Density Bonus Review. Over 3 Consecutively Attached Townhouses; Flats; Townhouse/Flats in One Structure: Shall not exceed 115 ft. in length, unless otherwise granted per RMC 4-9-065, Density Bonus Review.	NA
Maximum Building Coverage	Detached or semi-attached units: 50% Flats or townhouses: 50%.	50%	“U” Suffix: 75%. “T” Suffix: 75% “F” Suffix: 35% A maximum coverage of 45% may be obtained through the Hearing Examiner site development plan review process.
Maximum	Detached or semi-attached	NA	“U” and “T” suffixes:

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Impervious Surface Area	units: 75%. Flats or townhouses: 60%		85%. All other suffixes: 75%
LANDSCAPING			
General	Setback areas shall be landscaped, excluding driveways and walkways.	Residential Uses: The entire front setback, excluding driveways and an entry walkway, shall be landscaped. Commercial or Civic Uses: Lots abutting public streets shall be improved with a minimum 10 ft. wide landscaping strip. ¹⁶ Lots abutting ¹⁵ residential property(ies) zoned RC, R-1, R-4, R-8, R-10 or R-14 shall be improved along the common boundary setback and a sight obscuring solid barrier wall. ¹⁷ Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.	Setback areas shall be landscaped, unless otherwise determined through the site development plan review process. ²³ For RM-U, the landscape requirement does not apply in the Center Downtown, or if setbacks are reduced. ¹ If abutting ¹⁵ a lot zoned RC, R-1, R-4, R-8, or R-10, then a 15 ft. landscape strip shall be required along the abutting portions of the lot. ¹⁷
SCREENING			
Surface Mounted or Roof Top Equipment, or Outdoor Storage	See RMC 4-4-095	See RMC 4-4-095	See RMC 4-4-095
Recyclables and Refuse	See RMC 4-4-090	See RMC 4-4-090	See RMC 4-4-090
DUMPSTER/RECYCLING COLLECTION AREA			
Minimum Size and Location Requirements	See RMC 4-4-090	See RMC 4-4-090	See RMC 4-4-090
PARKING AND LOADING			
General	See RMC 4-4-080	See RMC 4-4-080 Commercial/Civic: Parking areas abutting residential development shall be screened with a solid barrier fence and/or landscaping.	All suffixes: See RMC 4-4-080
Required Location for Parking	For any unit, required parking shall be provided in the rear yard area when alley access is available. For flats, when alley access is not available, parking should be located in the rear yard, side yard or underground, unless it is determined through the modification process for site development plan exempt proposals or the site development plan review process for non-exempt proposals, that parking may be allowed in the front yard	For any unit, required parking shall be provided in the rear yard area when alley access is available. When alley access is not available, parking shall be located in the rear yard, side yard or underground, unless it is determined through the modification process for site development plan exempt proposals or the site development plan review process for non-exempt proposals, that front access under building parking (ground level of a residential structure) should be permitted. Additional Requirements for	“U” and “T” suffixes: For lots abutting an alley: all parking shall be provided in the rear portion of the yard, and access shall be taken from the alley. For lots not abutting an alley: no portion of covered or uncovered parking shall be located between the primary structure and the front property line. Parking structures shall be recessed from the front

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	or that under building parking (ground level of a residential structure) should be permitted.	Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.	façade of the primary structure a minimum of 2 ft. “F” suffixes: Surface parking is permitted in the side and rear yard areas only.
SIGNS			
General	See RMC 4-4-100.	See RMC 4-4-100	See RMC 4-4-100
CRITICAL AREAS			
General	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.
SPECIAL DESIGN STANDARDS			
General	Street Patterns: Nonmeandering street patterns and the provision of alleys (confined to side yard or rear yard frontages) shall be the predominant street pattern in any subdivision permitted within this zone; provided, that this does not cause the need for lots with front and rear street frontages or dead-end streets. Cul-de-sacs shall be allowed when required to provide public access to lots where a through street cannot be provided or where topography or sensitive areas necessitate them.	Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.	Properties abutting ¹⁵ a less intense residential zone may be required to incorporate special design standards (e.g., additional landscaping, larger setbacks, façade articulation, solar access, fencing) through the site development plan review process. Properties abutting ¹⁵ a designated “focal center,” as defined in the City’s Comprehensive Plan, may be required to provide special design features similar to those listed above through the site development plan review process.
EXCEPTIONS			
Pre-Existing Legal Lots	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings or the existence of a single family dwelling or two attached dwellings, existing as of March 1, 1995, on a pre-existing legal lot; provided, that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050, Critical Areas, and other provisions of the Renton Municipal Code can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot; provided, that all density, setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050, Critical Areas, and other provisions of the Renton Municipal Code can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings or the existence of a single family dwelling or two attached dwellings, existing as of March 1, 1995, on a pre-existing legal lot; provided, that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050,

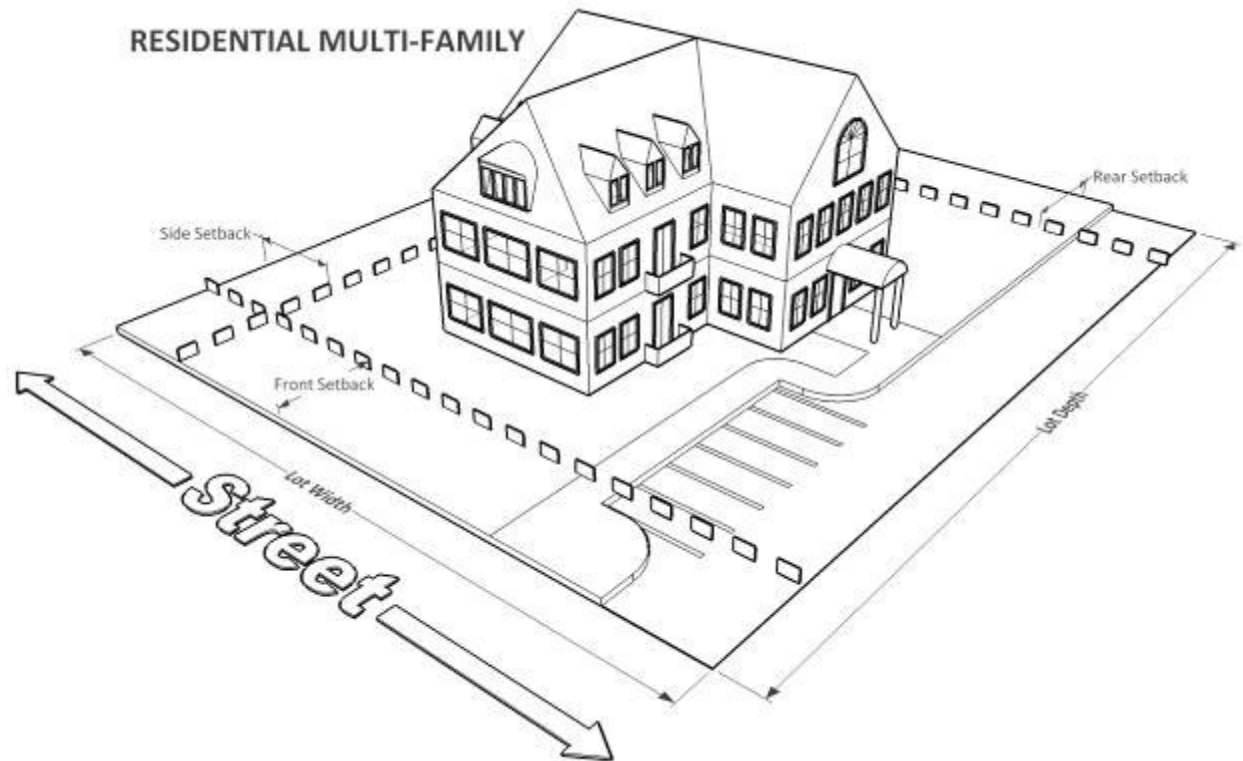
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			Critical Areas, and other provisions of the Renton Municipal Code can be met.
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	R-10	R-14	RM
HEIGHT			
Maximum Building Height and Number of Stories²¹	15 ft.	15 ft.	25 ft. except in the RM-U District where the maximum height shall be determined through the site plan review process.

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Modification of these minimum or maximum standards requires written approval from the Department of Community and Economic Development.

USE	NUMBER OF REQUIRED SPACES
GENERAL:	
Mixed occupancies: (2 or 3 different uses in the same building or sharing a lot. For 4 or more uses, see "shopping center" requirements)	The total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, unless the building is classified as a "shopping center" as defined in RMC 4-11-190.
Uses not specifically identified in this Section:	Department of Community and Economic Development staff shall determine which of the below uses is most similar based upon staff experience with various uses and information provided by the applicant. The amount of required parking for uses not listed above shall be the same as for the most similar use listed below.
RESIDENTIAL USES OUTSIDE OF CENTER DOWNTOWN ZONE:	
Detached and semi-attached dwellings:	A minimum of 2 per dwelling unit. Tandem parking is allowed. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Manufactured homes within a manufactured home park:	A minimum of 2 per manufactured home site, plus a screened parking area shall be provided for boats, campers, travel trailers and related devices at a ratio of 1 screened space per 10 units. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Congregate residence:	1 per sleeping room and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Attached dwellings in CD, RM-U, RM-T, UC-N1, and UC-N2 Zones	1.8 per 3 bedroom or larger dwelling unit; 1.6 per 2 bedroom dwelling unit; 1.2 per 1 bedroom or studio dwelling unit. RM-T Zone Exemption: An exemption to the standard parking ratio formula may be granted by the Planning Director allowing 1 parking space per dwelling unit for developments of less than 5 dwelling units with 2 bedrooms or less per unit provided adequate on-street parking is available in the vicinity of the development.
Attached dwellings within the RM-F Zone:	2 per dwelling unit where tandem spaces are not provided; and/or 2.5 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
Attached dwellings within the CA or CV Zone:	1 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed.
Attached dwellings within all other zones:	1.75 per dwelling unit where tandem spaces are not provided; and/or 2.25 per dwelling unit where tandem parking is provided, subject to the criteria

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	found in subsection F8d of this Section.
Attached dwelling for low income or elderly:	1 for each 4 dwelling units.
RESIDENTIAL USES IN CENTER DOWNTOWN ZONE:	
Attached dwellings:	1 per unit.
Attached dwellings for low income or elderly:	1 for every 3 dwelling units.
Congregate residences:	1 per 4 sleeping rooms and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Detached dwellings (existing legal):	2 per unit.
COMMERCIAL ACTIVITIES OUTSIDE OF THE CENTER DOWNTOWN ZONE AND EXCEPT SHOPPING CENTERS:	
Drive-through retail or drive-through service:	Stacking spaces: The drive-through facility shall be so located that sufficient on-site vehicle stacking space is provided for the handling of motor vehicles using such facility during peak business hours. Typically 5 stacking spaces per window are required unless otherwise determined by the Planning Director. Stacking spaces cannot obstruct required parking spaces or ingress/egress within the site or extend into the public right-of-way.
Banks:	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area except when part of a shopping center.
Convalescent centers:	1 for every 2 employees plus 1 for every 3 beds.
Day care centers, adult day care (I and II):	1 for each employee and 2 loading spaces within 100 feet of the main entrance for every 25 clients of the program.
Hotels and motels:	1 per guest room plus 2 for every 3 employees.
Mortuaries or funeral homes:	1 per 100 square feet of floor area of assembly rooms.
Vehicle sales (large and small vehicles) with outdoor retail sales areas:	1 per 5,000 square feet. The sales area is not a parking lot and does not have to comply with dimensional requirements, landscaping or the bulk storage section requirements for setbacks and screening. Any arrangement of motor vehicles is allowed as long as: <ul style="list-style-type: none"> • A minimum 5 feet perimeter landscaping area is provided; • They are not displayed in required landscape areas; and • Adequate fire access is provided per Fire Department approval. □
Vehicle service and repair (large and small vehicles):	0.25 per 100 square feet of net floor area.
Offices, medical and dental:	0.5 per 100 square feet of net floor area.
Offices, general:	A minimum of 3 per 1,000 feet of net floor area and a maximum of 4.5 parking spaces per 1,000 square feet of net floor area.
Eating and drinking establishments and taverns:	1 per 100 square feet of net floor area.
Eating and drinking establishment combination	1 per 75 square feet of net floor area.

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sit-down/drive-through restaurant:	
Retail sales and big-box retail sales:	A maximum of 0.4 per 100 square feet of net floor area, except big-box retail sales, which is allowed a maximum of 0.5 per 100 square feet of net floor area if shared and/or structured parking is provided.
Services, on-site (except as specified below):	A maximum of 0.4 per 100 square feet of net floor area.
Clothing or shoe repair shops, furniture, appliance, hardware stores, household equipment:	0.2 per 100 square feet of net floor area.
Uncovered commercial area, outdoor nurseries:	0.05 per 100 square feet of retail sales area in addition to any parking requirements for buildings.
Recreational and entertainment uses:	
Outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs:	1 for every 4 fixed seats or 1 per 100 square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater.
Bowling alleys:	5 per alley.
Dance halls, dance clubs, and skating rinks:	1 per 40 square feet of net floor area.
Golf driving ranges:	1 per driving station
Marinas:	2 per 3 slips. For private marina associated with a residential complex, then 1 per 3 slips. Also 1 loading area per 25 slips.
Miniature golf courses:	1 per hole.
Other recreational:	1 per occupant based upon 50% of the maximum occupant load as established by the adopted Building and Fire Codes of the City of Renton.
Travel trailers:	1 per trailer site.
COMMERCIAL ACTIVITIES WITHIN THE CENTER DOWNTOWN CORE ZONE	
Convalescent center, drive-through retail, drive-through service, hotels, mortuaries, indoor sports arenas, auditoriums, movie theaters, entertainment clubs, bowling alleys, dance halls, dance clubs, and other recreational uses:	These uses follow the standards applied outside the Center Downtown Zone.
All commercial uses allowed in the CD Zone except for the uses listed above:	A maximum of 1 space per 1,000 square feet of net floor area, with no minimum requirement.
SHOPPING CENTERS:	
Shopping centers (includes any type of business occupying a shopping center):	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area. In the UC-N1 and UC-N2 Zones, a maximum of 0.4 per 100 square feet of net floor area is permitted unless structured parking is provided, in which case 0.5 per 100 square feet of net floor area is permitted. Drive-through retail or drive-through service uses must comply with the stacking space provisions listed above.
INDUSTRIAL/STORAGE ACTIVITIES:	

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Airplane hangars, tie-down areas:	Parking is not required. Hangar space or tie-down areas are to be utilized for necessary parking. Parking for offices associated with hangars is 1 per 200 square feet.
Manufacturing and fabrication, laboratories, and assembly and/or packaging operations:	A minimum of 0.1 per 100 square feet of net floor area and a maximum of 0.15 spaces per 100 square feet of net floor area (including warehouse space).
Self service storage:	1 per 3,500 square feet of net floor area. Maximum of three moving van/truck spaces in addition to required parking for self service storage uses in the RM-F Zone.
Outdoor storage area:	0.05 per 100 square feet of area.
Warehouses and indoor storage buildings:	1 per 1,500 square feet of net floor area.
PUBLIC/QUASI-PUBLIC ACTIVITIES:	
Religious institutions:	1 for every 5 seats in the main auditorium, however, in no case shall there be less than 10 spaces. For all existing institutions enlarging the seating capacity of their auditoriums, 1 additional parking space shall be provided for every 5 additional seats provided by the new construction. For all institutions making structural alterations or additions that do not increase the seating capacity of the auditorium, see "outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs."
Medical institutions:	1 for every 3 beds, plus 1 per staff doctor, plus 1 for every 3 employees.
Cultural facilities:	4 per 100 square feet.
Public post office:	0.3 for every 100 square feet.
Secure community transition facilities:	1 per 3 beds, plus 1 per staff member, plus 1 per employee.
Schools:	
Elementary and junior high:	1 per employee. In addition, if buses for the transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Senior high schools: public, parochial and private:	1 per employee plus 1 space for every 10 students enrolled. In addition, if buses for the private transportation of children are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Colleges and universities, arts and crafts schools/studios, and trade or vocational schools:	1 per employee plus 1 for every 3 students residing on campus, plus 1 space for every 5 day students not residing on campus. In addition, if buses for transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.

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5.e. AWNING SIGN, CANOPY SIGN, MARQUEE SIGN SIZE, HEIGHT AND LOCATIONS ALLOWED FOR PERMANENT SIGNS FOR NONRESIDENTIAL USES BASED UPON SIGN TYPE:

MAXIMUM SIGN AREA	MAXIMUM HEIGHT	LOCATION AND OTHER LIMITATIONS	REQUIRED CLEARANCES (Refer also to RMC 4-4-100K16, K17, K18 and N3b)
<p>(1) Awning, canopy, or marquee sign: A maximum of 50 square feet of copy may appear on the vertical face area.</p> <p>(2) Traditional marquee sign: The maximum copy area is 150 square feet per face; the cumulative square footage of all faces of a sign is 300 square feet total.</p>	None.	<p>(3) Sign copy shall only be located on the vertical faces of the awning, canopy, or marquee.</p> <p>(4) Maximum height/thickness of awning/canopy with a sign: 10 feet.</p> <p>(5) Maximum height/thickness of marquee: in accordance with the adopted edition of the International Building Code.</p> <p>(6) Building canopy poles shall not be placed in a manner which interferes with pedestrian or wheelchair travel upon a sidewalk.</p> <p>(7) Awnings, building canopies, and marquees and the attached or associated signs may extend over the right-of-way according to the terms of the adopted International Building Code.</p> <p>(8) The sign shall be mounted above the business facade to which it is associated.</p>	<p>(9) Sign structures shall be located a minimum of 8 feet above the surface of the sidewalk. Where under awning, under canopy, or under marquee signs are anticipated, the clearance should be increased to accommodate them as necessary.</p>

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	Comp. Plan Map Amendment/Rezone
10% Notice of Intent to Annex	
60% Petition to Annex	
Affidavit of Installation of Public Information Sign	
Applicant Agreement Statement (for wireless communication facilities)	
Applicant's Confirmation of Condition Compliance	
Application Fee per RMC 4-1-170	x
Assessment Information	
Authorization for Abatement	
Binding Site Plan Map	
Business License Application for Home Occupation	
Calculations, Survey	
Colored Display Maps	
Construction Mitigation Description	
Draft Deed for Any Proposed Dedication of Land for Public Purposes	
Draft Homeowners' Association Documents, if applicable	
Draft Restrictive Covenants, if any	
Drainage Control Plan	
Drainage Report	
Elevations, Architectural	
Elevations, Grading	
Environmental Checklist	2
Existing Covenants (recorded copy)	2
Existing Easements (recorded copy)	2
Final Plat Plan	
Flood Hazard Data, if applicable	
Floor Plans	
Geotechnical Report	
Grading Plan, Conceptual	
Grading Plan, Detailed	
Habitat Data Report	
Hazardous Materials Management Statement	
Inventory of Existing Sites (for wireless communications facilities)	
Justification for the Comprehensive Plan Amendment and, if applicable, Rezone	9
Justification for the Conditional Approval Permit (nonconforming structure)	
Justification for the Conditional Approval Permit (nonconforming use)	
Justification for Conditional Permit Request	
Justification for the Rebuild Approval Permit (non-	

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conforming structure)	
Justification for the Rebuild Approval Permit (nonconforming use)	
Justification for Rezone	
Justification for Variance Request	
King County Assessor's Map Indicating Site	1
Landscape Plan, Conceptual	
Landscape Plan, Detailed	
Lease Agreement, Draft (for wireless communication facilities)	
Legal Description	2
Letter Describing Proposed Home Occupation	
Letter from Property Owner	
Letter to Examiner/Council Stating Reason(s) for Appeal per RMC 4-8-110C3	
Letter Explaining Which Comprehensive Plan Text/Policies Should be Changed and Why	
Letter of Understanding, Geologic Risk	
List of Affected Property Owners within Annexation Area Boundary	
List of Surrounding Property Owners	
Lot Line Adjustment Map	
Mailing Labels for Property Owners	
Map of Existing Site Conditions	9
Map of View Area (for wireless communication facilities only)	
Master Application Form	9
Master Plan	
Mobile Home Park Plan	
Monument Cards (one per monument)	
Neighborhood Detail Map	
Nonconformity Relationship and Compatibility Narrative	
Parking, Lot Coverage and Landscaping Analysis	
Photo Simulations (for wireless communication facilities only)	
Plan Reductions (PMTs)	
Postage	
Plat Certificate	
Preapplication Meeting Summary, if any	
Preliminary Plat Plan	
Project Narrative	9
Project Sequencing Plan	
Proposal (nonproject, e.g. draft ordinance, plan, or policy)	
Proposal Summary (nonproject)	
Public Works Approval Letter	

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Routine Vegetation Management Application Form	
Screening Detail, Refuse/Recycling	
Service Area Map (for wireless communication facilities only)	
Short Plat Plan	
Short Plat Plan, Final	
Site Plan	2
Site Plan, Shoreline Permit	
Site Plan, Single Family	
Siting Process Report for Use Permits for SCTF	
Source Statement, Fill Material, Aquifer Protection Areas	
Statement Addressing Basis for Alternate and/or Modification	
Statement Addressing the Basis for the Shoreline Permit Exemption Request	
Statement Addressing the PUDs Relationship to the City Comprehensive Plan	
Stream/ Lake Study (8)	
Survey	
Title Report or Plat Certificate	2
Topography Map (5' contours)	
Traffic Study	
Tree Removal/Vegetation Clearing Plan	
Urban Design District Review Packet	
Utilities Plan, Generalized	
Wetlands Delineation Map	
Wetland Mitigation Plan- Preliminary	
Wetland Mitigation Plan- Final	
Wetlands Assessment	

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	Comp. Plan Map Text Amendment
10% Notice of Intent to Annex	
60% Petition to Annex	
Affidavit of Installation of Public Information Sign	
Applicant Agreement Statement (for wireless communication facilities)	
Applicant's Confirmation of Condition Compliance	
Application Fee per RMC 4-1-170	x
Assessment Information	
Authorization for Abatement	
Binding Site Plan Map	
Business License Application for Home Occupation	
Calculations, Survey	
Colored Display Maps	
Construction Mitigation Description	
Draft Deed for Any Proposed Dedication of Land for Public Purposes	
Draft Homeowners' Association Documents, if applicable	
Draft Restrictive Covenants, if any	
Drainage Control Plan	
Drainage Report	
Elevations, Architectural	
Elevations, Grading	
Environmental Checklist	9
Existing Covenants (recorded copy)	
Existing Easements (recorded copy)	
Final Plat Plan	
Flood Hazard Data, if applicable	
Floor Plans	
Geotechnical Report	
Grading Plan, Conceptual	
Grading Plan, Detailed	
Habitat Data Report	
Hazardous Materials Management Statement	
Inventory of Existing Sites (for wireless communications facilities)	
Justification for the Comprehensive Plan Amendment and, if applicable, Rezone	9
Justification for the Conditional Approval Permit (nonconforming structure)	
Justification for the Conditional Approval Permit (nonconforming use)	
Justification for Conditional Permit Request	
Justification for the Rebuild Approval Permit (non-	

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conforming structure)	
Justification for the Rebuild Approval Permit (nonconforming use)	
Justification for Rezone	
Justification for Variance Request	
King County Assessor's Map Indicating Site	
Landscape Plan, Conceptual	
Landscape Plan, Detailed	
Lease Agreement, Draft (for wireless communication facilities)	
Legal Description	
Letter Describing Proposed Home Occupation	
Letter from Property Owner	
Letter to Examiner/Council Stating Reason(s) for Appeal per RMC 4-8-110C3	
Letter Explaining Which Comprehensive Plan Text/Policies Should be Changed and Why	9
Letter of Understanding, Geologic Risk	
List of Affected Property Owners within Annexation Area Boundary	
List of Surrounding Property Owners	
Lot Line Adjustment Map	
Mailing Labels for Property Owners	
Map of Existing Site Conditions	
Map of View Area (for wireless communication facilities only)	
Master Application Form	9
Master Plan	
Mobile Home Park Plan	
Monument Cards (one per monument)	
Neighborhood Detail Map	
Nonconformity Relationship and Compatibility Narrative	
Parking, Lot Coverage and Landscaping Analysis	
Photo Simulations (for wireless communication facilities only)	
Plan Reductions (PMTs)	
Postage	
Plat Certificate	
Preapplication Meeting Summary, if any	
Preliminary Plat Plan	
Project Narrative	
Project Sequencing Plan	
Proposal (nonproject, e.g. draft ordinance, plan, or policy)	
Proposal Summary (nonproject)	
Public Works Approval Letter	
Routine Vegetation Management Application Form	
Screening Detail, Refuse/Recycling	
Service Area Map (for wireless communication facilities only)	

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Short Plat Plan	
Short Plat Plan, Final	
Site Plan	
Site Plan, Shoreline Permit	
Site Plan, Single Family	
Siting Process Report for Use Permits for SCTF	
Source Statement, Fill Material, Aquifer Protection Areas	
Statement Addressing Basis for Alternate and/or Modification	
Statement Addressing the Basis for the Shoreline Permit Exemption Request	
Statement Addressing the PUDs Relationship to the City Comprehensive Plan	
Stream/ Lake Study (8)	
Survey	
Title Report or Plat Certificate	
Topography Map (5' contours)	
Traffic Study	
Tree Removal/Vegetation Clearing Plan	
Urban Design District Review Packet	
Utilities Plan, Generalized	
Wetlands Delineation Map	
Wetland Mitigation Plan- Preliminary	
Wetland Mitigation Plan- Final	
Wetlands Assessment	

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	R-14 Zone	RM-U Zone
Density and Unit Size Bonus-Purpose:	The bonus provisions are intended to allow greater flexibility in the implementation of the purpose of the R-14 designation. Bonus criteria encourage provision of aggregated open space and rear access parking in an effort to simulate provision of higher amenity neighborhoods and project designs which address methods of reducing the size and bulk of structures. Applicants requesting such bonuses must demonstrate that the same or better results will occur as a result of creative design solutions that would occur with uses developed under standard criteria.	The bonus provisions are intended to allow greater densities within the portion of the RM-U zone located within the Urban Design District and north of South 2 nd Street for those development proposals that provide high quality design and amenities.
Maximum Additional Units Per Acre:	1 to 4 additional dwelling units per net acre. Densities of greater than 18 units per net acre are prohibited.	Up to 25 dwelling units per net acre. Densities of greater than 100 dwelling units per net acre are prohibited.
Maximum Allowable Bonus Dwelling Unit Mix/Arrangement:	Dwelling units permitted per structure may be increased as follows: (i) Dwellings Limited to 3 Attached: A maximum of 4 units per structure, with a maximum structure length of 100 feet. (ii) Dwellings Limited to 6 Attached: A maximum of 8 units per structure with a maximum structural height of 35 feet and a maximum structural length of 115 feet.	NA
Bonus Criteria:	Bonuses may be achieved independently or in combination. To qualify for one or both bonuses the applicant shall provide either: (i) Alley and/or rear access and parking for 50% of detached, semi attached, or townhouse units (parcels abutting an existing alley are required to take alley access and shall not qualify for the bonus based upon this provision), or (ii) Civic uses such as a community meeting hall, senior center, recreation center, or other similar uses as determined by the Zoning Administrator, or (iii) A minimum of 5% of the net developable area of the project in aggregated common outdoor open space. Common outdoor open space areas may be used for any of the following purposes (playgrounds, picnic shelters/facilities and equipment, village greens/squares, trails, corridors or natural). Structures	Development projects within the applicable area that meet both the “minimum requirements” and at least one “guideline” in each of the following four categories” <ul style="list-style-type: none"> • Building Siting and Design; • Parking, Access, and Circulation; • Landscaping/Recreation/Common Space; and • Building Architectural Design Applying to Area “A” of the Urban Design District located in RMC 4-3-100 shall be permitted a maximum density of 100 dwelling units per net acre.

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	<p>such as kiosks, benches, fountains and maintenance equipment storage facilities are permitted; provided, that they serve and/or promote the use of the open space. To qualify as common open space, an area must meet each of the following conditions:</p> <ul style="list-style-type: none"> • Function as a focal point for the development, • Have a maximum slope of 10% • Have a minimum width of 25', except for trails or corridors, • Be located outside the right-of-way, • Be improved with landscaping in public areas, and • Be maintained by the homeowner's association if the property is subdivided, or by the management organization as applied to the property if the property is not subdivided. <p>(iv) Provision of a minimum of 2 units of affordable housing per net developable acre (fractional results shall be rounded up to the next whole number).</p> <p>In addition, in order to qualify for a bonus, developments shall also incorporate a minimum of 3 features described below:</p> <ul style="list-style-type: none"> (i) Architectural design which incorporates enhanced building entry features (e.g., varied design materials, arbors and/or trellises, cocheres, gabled roofs). (ii) Active common recreation amenities such as picnic facilities, gazebos, sports courts, recreation center, pool, spa/Jacuzzi. (iii) Enhanced ground plane textures or colors (e.g., stamped patterned concrete, cobblestone, or brick at all building entries, courtyards, trails or sidewalks). (iv) Building or structures incorporating bonus units shall have no more than 75% of the garages on a single façade. 	
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	<p>(v) Surface parking lots containing not more than 6 parking stalls separated from other parking areas by landscaping with a minimum width of 15 feet.</p> <p>(vi) Site design incorporating a package of at least 3 amenities which enhance neighborhood character, such as coordinated lighting (street or building), mailbox details, address and signage details, and street trees as approved by the Reviewing Official.</p>	
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